

2010 UPDATE



GREENSPRING-EAST PIKESVILLE  
COMMUNITY ACTION PLAN

Adopted by the Baltimore County Council  
February 22, 2011

*Cover Design: Sharona Jacobs*

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2011, Legislative Day No. 4

Resolution No. 20-11

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Mrs. Vicki Almond, Councilwoman

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By the County Council, February 22, 2011

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A RESOLUTION of the Baltimore County Council to adopt the Greenspring-East Pikesville Community Action Plan as part of the Baltimore County Master Plan 2020.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2020 on November 15, 2010; and

WHEREAS, the County Council adopted the Greenspring-East Pikesville Community Action Plan on August 7, 2000 (Resolution 64-00); and

WHEREAS, the County Council asked the Planning board to review and update the Greenspring-East Pikesville Community Action Plan (Resolution 97-08); and

WHEREAS, the Greenspring-East Pikesville Community Action Plan was prepared in close cooperation with community representatives; and

WHEREAS, the Plan was the subject of a public hearing by the Planning Board and was adopted by the Board on October 21, 2010; and

WHEREAS, the County Council held a public hearing on the recommended Greenspring-East Pikesville Community Action Plan on January 18, 2011.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Greenspring-East Pikesville Community Action Plan, as amended, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 2020 to be a guide for the development of the Greenspring-East Pikesville Community Action Plan, subject to such further modifications as deemed advisable by the County Council.

R02011.WPD

PROPOSED AMENDMENTS TO THE  
GREENSPRING - EAST PIKESVILLE COMMUNITY ACTION PLAN

Councilwoman Almond

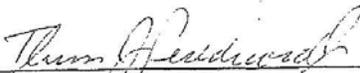
On page 6, strike Action 2f and substitute the following:

“Action 2f: As will be discussed further in the section dealing with zoning, it is recommended that large parcels of still undeveloped or institutional land be rezoned to a more appropriate zone in accordance with Section II, B. Actions 2a and 2b.”

greenspring east plan.amd.wpd

READ AND PASSED this 22ND day of FEBRUARY, 2011.

BY ORDER

  
\_\_\_\_\_  
Thomas J. Peddicord, Jr.  
Secretary

ITEM: RESOLUTION 20-11

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2008, Legislative Day No. 20

Resolution No. 97-08

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Mr. Kevin Kamenetz, Councilman

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By the County Council, November 17, 2008

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A RESOLUTION of the Baltimore County Council requesting the Office Planning to review and update the Greenspring - East Pikesville Community Action Plan.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2010 on February 22, 2000; and

WHEREAS, the Master Plan advocates the development and use of community plans for the established neighborhoods in the County; and

WHEREAS, the Greenspring - East Pikesville community is a logical unit for planning within Baltimore County; and

WHEREAS, the Greenspring - East Pikesville Community Action Plan was prepared in close cooperation with the Pikesville - Greenspring Community Coalition, Inc.; and

WHEREAS, the County Council adopted the Greenspring - East Pikesville Community Action Plan on August 7, 2000 (Resolution 64-00) as part of the Baltimore County Master Plan 2010; and

WHEREAS, since the adoption of the Plan, the boundaries of the community have changed and several major development projects have been completed; and

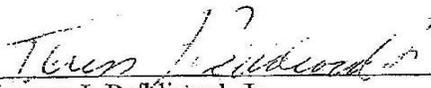
WHEREAS, the County Council believes that it is appropriate for these reasons to update

the Plan in preparation for the 2012 Comprehensive Zoning Map Process;

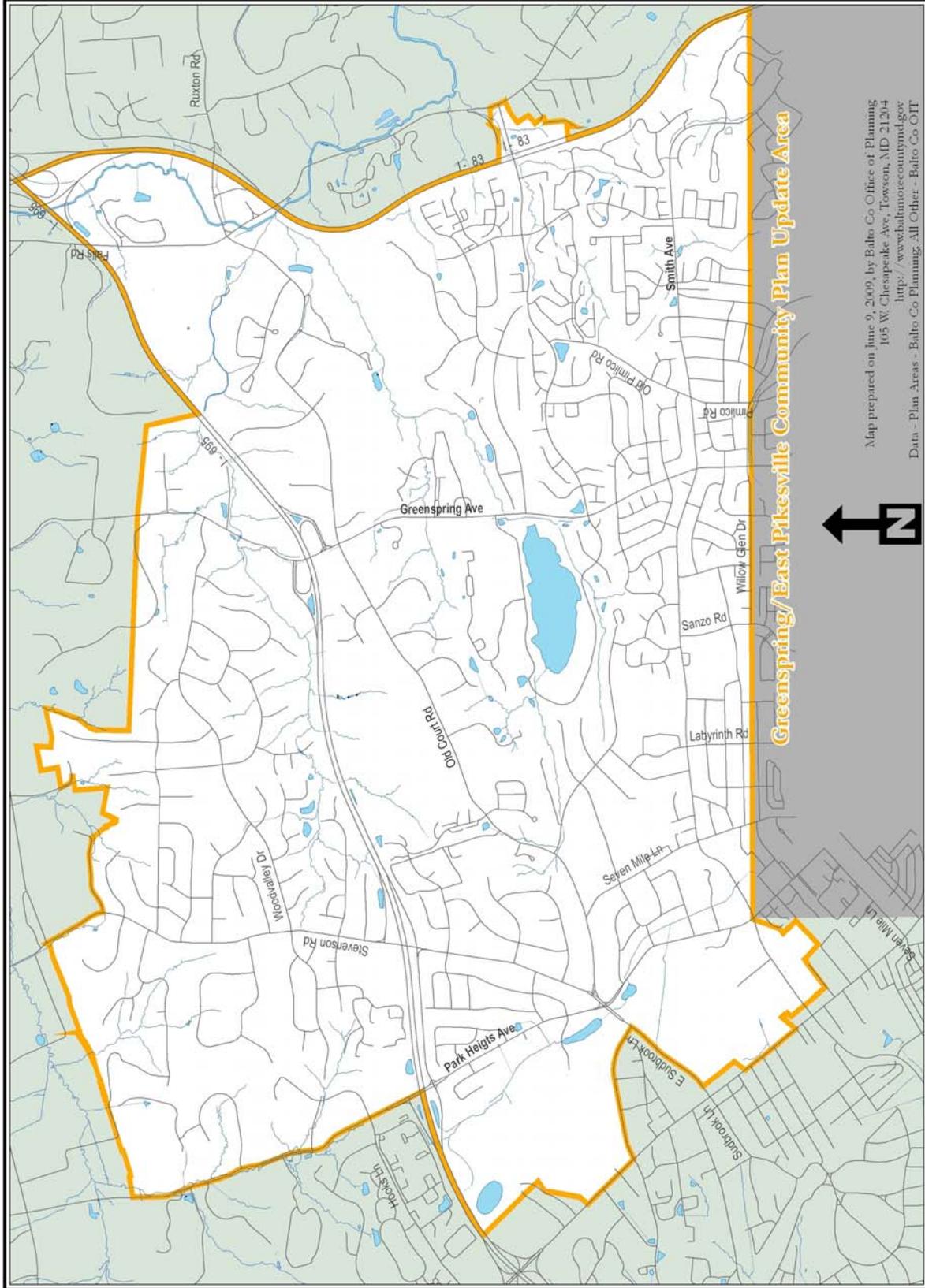
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Office of Planning is requested to review and to update the Greenspring - East Pikesville Community Action Plan, for the Plan area designated on Exhibit A attached hereto, to be a guide for the future development of the Greenspring - East Pikesville community.

READ AND PASSED this 17TH day of NOVEMBER, 2008.

BY ORDER

  
\_\_\_\_\_  
Thomas J. Peddicord, Jr.  
Secretary

ITEM: RESOLUTION NO. 97-08



Map prepared on June 9, 2009, by Balto Co Office of Planning  
 105 W. Chesapeake Ave., Towson, MD 21284  
<http://www.baltonoterec.com/indmgr>  
 Data - Plan Areas - Balto Co Planning, All Other - Balto Co OIT



# GREENSPRING - EAST PIKESVILLE COMMUNITY ACTION PLAN

ASSEMBLED BY PIKESVILLE-GREENSPRING COMMUNITY COALITION, INC.

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## PREFACE

*The original Community Action Plan for the Greenspring – East Pikesville Community was approved by resolution 64-00 of the Baltimore County Council on August 7, 2000, and was made part of Master Plan 2010. The County Council passed resolution 97-08 on November 17, 2008, changing the geographic boundaries of the area, and noting that since “several major development projects have been completed” in the area (Quarry Lake and The Parke at Mt. Washington), the Planning Office was requested to “review and update” the Plan so as “to be a guide for the future development of the Greenspring – East Pikesville community”.*

*This Plan, as with our original plan, was largely achieved by efforts of volunteers from within the Community, with the help of the District 2 Planner. Using their considerable personal and professional skills, they have identified the key issues that enhance the Quality of Life for the residents, and provided direction to ensure that the Community remains vibrant and desirable well into the future.*

*The present Preface adjusts the original to encompass changes over the last decade:*

Developed areas of Baltimore County, like most jurisdictions located adjacent to a major urban center, are experiencing symptoms of aging, change and the effects of increasing urbanization. The County's older neighborhoods, which surround the City of Baltimore on three sides, are exhibiting aging infrastructure, housing, public and private institutions and recreation facilities. The population too is aging, income levels are falling as young, upwardly mobile families move out, school performance drops and demands on the health, social service and public safety agencies increase. House prices often remain stagnant or fall, homeownership gives way to rentals, and a proliferation of multi-family low rent housing complexes, lacking resources for comprehensive renovations become increasingly obsolete and are home to individuals and families with significant needs. While the current County Administration is taking aggressive steps to address this complex issue through a comprehensive program of conservation, revitalization, renovation and replacement throughout the older County neighborhoods, there is still much to be done.

Notable exceptions within these inner County neighborhoods are the Greenspring - East Pikesville communities, which abut the City line to the south, and straddle the Beltway reaching almost to Hillside Road to the north, from I-83 in the east to Park Heights/Reisterstown in the west. Despite a variety of urban pressures over the years, these communities, which house almost 21, 000 people, have managed to maintain a highly desirable quality of community life, in a wide variety of differing neighborhoods, with high standards of building, maintenance, greenery and community involvement and pride. Greenspring-East Pikesville remains a wonderful place to live, raise a family, buy a house, walk in the neighborhood and participate in religious, educational and cultural pursuits.

The Greenspring-East Pikesville Community Action Plan is a statement by residents confirming the quality of their neighborhoods and stating their intention of ensuring that while change amid growth is inevitable in every healthy community, the enduring qualities of peace, environment and human relationships will remain the universal building blocks for the future.

This document, which it is hoped will be adopted by the Planning Board and County Council as an amendment to the soon to be approved Master Plan 2020, sets out the community's vision of itself into the future. It will act as a rallying point and focus for public and private efforts and attitudes as we move forward. In particular, the communities will focus their attention on the following:

- Ensuring all new development in the plan area is compatible with existing communities
- Increasing public parkland in the area so as to meet all State and County open space standards
- Controlling traffic to ensure that roads and intersections are not overloaded, and that scenic routes are protected
- Ensuring safe communities
- Keeping public school performance at a high level
- Maintaining the quality of housing stock, gardens and landscaped areas
- Protecting the natural environment to ensure continued habitat for native flora and fauna
- Ensuring that the essential precepts of this Action Plan are followed, and that the broad-based community coalition which put it together, continues to have an active role in State, County and Local community affairs

# VISION STATEMENT

## COMMUNITY ACTION PLAN

**I. Who are we now: characteristics, assets and concerns.**

**II. Where do we want to go: future goals; vision of community.**

**III. How do we get there: what needs to happen; what needs to be prevented, modified, or added to achieve goals.**

### **I. Who are we now?**

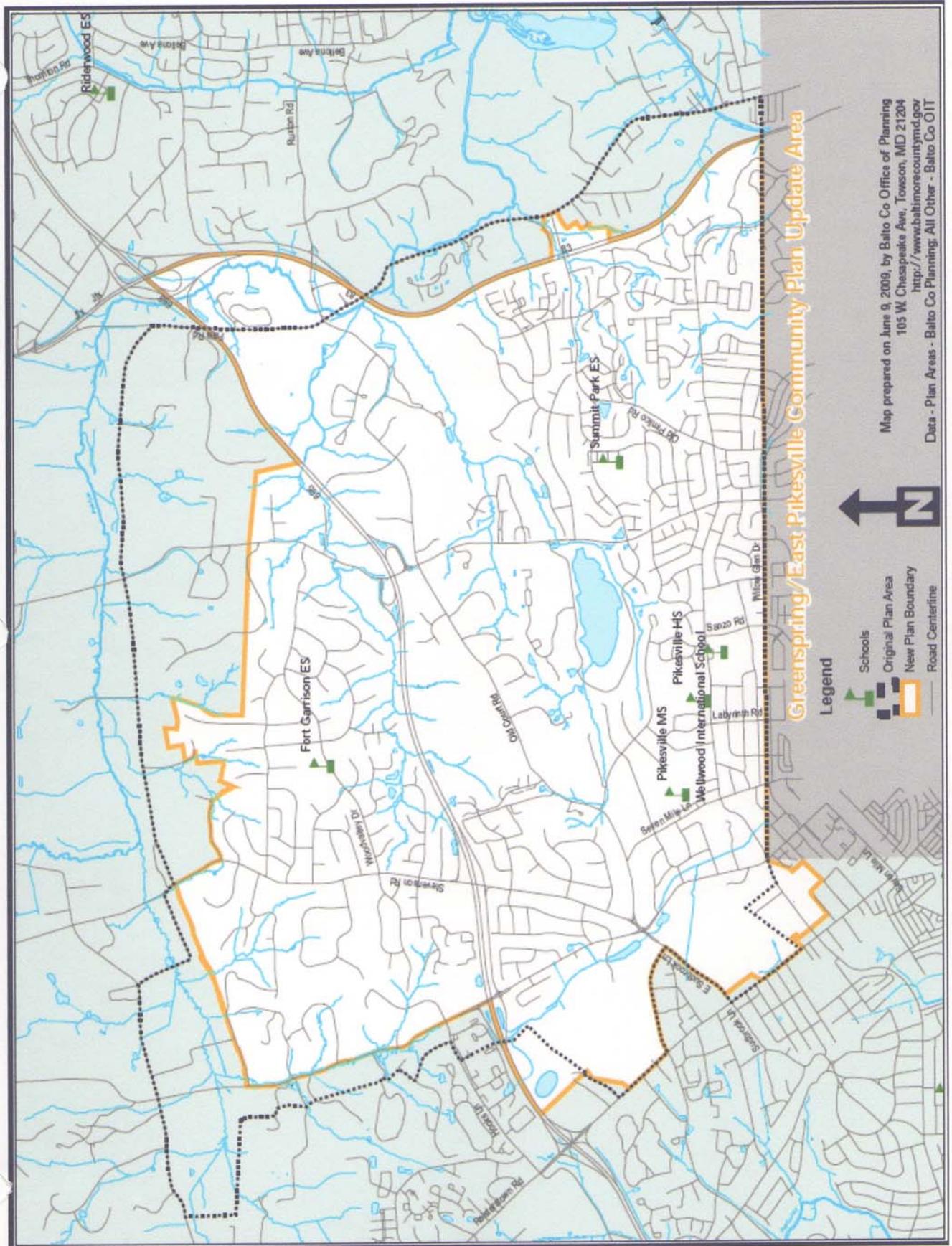
- PGCC represents 17 Community or Homeowners Associations under its “umbrella,” and has evolved into a strong, and forceful advocate for the larger community. Its members contribute much knowledge and leadership.
- The area is made up of families and neighborhoods with many professionals, and is increasingly motivated to impact the future direction of the community.
- Some areas have more diverse populations and/or lifestyles. There is a small international and/or immigrant population.
- There is diversity of housing stock, age groups, and interests within the community.
- There is ongoing development and a continuing loss of visual open space, which leads to increasing fragmentation and a decreasing sense of place. Natural linkages for people and remaining wildlife are not being considered - which further separates parts of the community.
- There is little public parkland.
- There are some significant open spaces within the community that need to be preserved, before they are lost to development.
- Natural streamways (and the proposed lake) act as buffers and linkages and must be considered in an overall plan.

### **II. Where do we want to go?**

- We, the residents, want a community with a “sense of place,” where neighbors care about each other.
- We need **parks** - for open space and recreation. We need places where the community can gather, and where wildlife can find refuge. We need paths to walk and natural and constructed linkages to pull them together.
- We need to preserve the quality of existing neighborhoods and ensure that future development meets the needs of the community rather than weakening or destroying it.

### **III. How do we get there?**

- We, the residents, need to create a Community Action Plan to be made part of the County Master Plan.
- We need to preserve the remaining open land.
- We need to address increasing traffic, the domino effect of development, and the conservation of open space.
- We need to maintain and update the infrastructure.
- The area needs to evolve into a place people will want to stay, and a community in which everyone feels at home.



**Greenspring/East Pikesville Community Plan Update Area**

- Legend**
- Schools
  - Original Plan Area
  - New Plan Boundary
  - Road Centerline



Map prepared on June 9, 2009, by Balto Co Office of Planning  
 105 W Chesapeake Ave, Towson, MD 21284  
<http://www.baltimorecountymd.gov>  
 Data - Plan Areas - Balto Co Planning, All Other - Balto Co OIT

L. A.

**GREENSPRING/EAST PIKESVILLE  
A "LIFE-CYCLE" COMMUNITY**

Our community is characterized by a variety of housing types, which has permitted a broad demographic mix and allowed many residents to *live through each stage of life within the community*. It is not uncommon to find three and even four generations of the same families continuing intergenerational friendships. As a result families have developed strong roots here. This is a great strength and should be maintained. This community is and should remain "an entire life-cycle community."

To maintain a balance, the tendency to focus new construction on any single housing type, must be resisted. New projects should be considered in context with the over all mix in the community so that imbalances are not created. Attracting and retaining families to live in this community for their entire life cycle is a desirable and attainable goal.

The following demographic groups and their expected housing types have been identified:

<b><u>Demographic Group</u></b>	<b><u>Expected Housing Type</u></b>
The Starter Nester (Young, single, unmarried)	Condos w/ athletic amenities available, paths for jogging, gyms, sports.
The Starter Home	Townhouse, Small single family home.
The Family Homesteader	Single family (often large homes) with community amenities (such as pools, tennis courts. etc.), large lots.
The Empty Nesters and Independent Retirees	Housing with 1st floor master bedrooms; or a Condo w/front reception desks and doorman or porter to help w/packages Many chose to stay in their family homes.
The Frail Elderly	Assisted living, life care w/ options for meals, transportation. Some elderly stay in their family homes with medical and/or other support systems.

**DEMOGRAPHIC TRENDS AND THE EXISTING HOUSING STOCK:**

The Existing Housing Stock has been significantly augmented by two large developments within the past decade–The Parke at Mt. Washington and Quarry Lake. Almost 250 new condominiums have been built at Quarry Lake with another 250 planned, along with 48 single family houses sold and another 17 planned. At the Parke another 326 single family houses are being built on property that was once the Bonnie View Country Club. As a result, many young people have moved into the community and many Empty Nesters and Independent Retirees have chosen to trade housing types.

It should be noted that in the last decade the age distribution in our area has been changing, with a significant increase in the 5–17 age group, and modest increases in the 45 and over age groups (see section I. B. 1. "Boundaries & Description of Community"). The recreational needs of these groups should be considered.

According to the Baltimore County Office of Planning, inside the Beltway about 45% of the housing are detached units; outside the Beltway but within our CAP area, over 97% of the housing is single family detached.

Most of our single family housing was built under regulations that resulted in larger lot sizes than under current regulations. These large lots have provided ample room for additions, which are often found in our older neighborhoods.

In addition to the convenient location of our community, the spacious lots and established landscaping provide a Scenic attraction. This is as an asset that can be marketed to make the community a continued attraction to families of all ages.

**OUR EXISTING HOUSING STOCK MUST BE PROTECTED SO THAT IT DOES NOT LOSE ITS DESIRABILITY.**

The rapid increase of new housing in the area, however, has not been without its downside, Older housing stock is remaining on the market unsold longer and several older high rise condominium units that have provided condominium-type housing for the Independent Retiree in the past are having difficulty attracting new residents. The preservation of the desirability and integrity of these surrounding condominium units is critical to the conservation of our community. For this reason any significant increase in the number of new mid-rise or high-rise condominium units within our corridor should be carefully considered. In addition, because of their age, many of our older homes (and condominiums) require extensive renovations at sale from their original owners. Although pricing is generally adjusted for this, it requires an additional effort and an unknown element of cost that, in a very competitive market with new housing, can further depress the resale value of older housing stock.

**GOAL 1: Protect housing stock**

**Action 1a:** Assure that infill properties are developed only on lots where the resulting lot sizes are comparable with existing development with adequate open space.

**Action 1b:** Resist the temptation to re-subdivide older estate type lots, as this would reduce the existing area's attractiveness and desirability.

**Action 1c:** Scrutinize any infill to insure that design and architectural standards are compatible with surrounding structures and contain adequate amounts of open space areas.

**Action 1d:** Historic and other areas with covenants should be respected, and not be forced to defend them in court because of zoning designations.<sup>1</sup>

**Action 1e:** Provide property tax incentives to encourage the renovation of older housing stock, so that it is competitive and remains attractive to families.

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<sup>1</sup> 3500 Old Court Road, LLC v. the Dumbarton Development Co., Inc. No. 2595 Court of Special Appeals of Maryland. Filed September Term 2008, decision April 6, 2010. Court of Special Appeals affirmed Baltimore County Circuit Court's ruling in favor of Dumbarton Development Company (DDC) challenging the enforceability and meaning of the Dumbarton restrictive covenants. These covenants prohibit the construction of more than one "dwelling" on a single lot, and require that the DDC approve in advance construction of any new structure or modification of any existing structure. This ruling takes precedence over any zoning changes that may occur.

## **OPEN SPACE AND AMENITIES**

### **Our Existing Parkland Deficit**

At the time most of the housing stock was developed, there was no recognition of the need for public spaces or amenities, so for all practical purposes<sup>2</sup>, there is little public parkland or public open space in the community, except for the public schools (which do not allow public access during school hours), 17 acres of flood plain areas and local open space provided by developers (this process began in 1965 see Appendix VI-2 at the end of this report), two small properties<sup>3</sup> recently provided by developers that do allow public access, and the 1/3 acre at Ft. Garrison.

There are two regional parks (Meadowood and Northwest) and one countywide park (Robert E. Lee) within convenient driving distance to the plan area<sup>4</sup>. Although not within the CAP boundaries or accessible to pedestrians, they are a great asset to the Community and are much appreciated. The Greater Pikesville Recreation Council, within whose bounds the plan area is situated, is afforded priority use of the athletic facilities of the two regional parks. There is no other land presently owned by the County or State that could be used to provide more public open space or small parks accessible to pedestrians in our Community-especially for those in the central and western area.

The current standard, defined as the "Default Acreage Goal" in the Maryland Land Preservation, Parks and Recreation Plan 2009 requires that there be 30 acres of public parkland per 1000 residents so for the study area with almost 20,900 residents there should be 627 acres of public parkland. Even allowing for the allocation allowed for the Regional Parks that are outside the Plan area, the parkland acreage within the area is seriously deficient (see page 47 for details). The Institutional areas in the Community provide the visual space that contributes to a sense of openness, and while we appreciate that, most of these areas are not open to the public.

In addition, stream corridors also need protection from developmental pressures and environmental degradation. The "Greenways Map" in the proposed Master Plan 2020 should include the plan area's streams as official environmental or recreational greenways. This would afford those streams legal protection, resulting in the preservation of the streams' forest buffer or flood plain within any development project along the streams.

### **The Impact and Importance of Existing Institutional Uses**

Despite this clear parkland deficit, however, the existing housing stock was built around large open space private institutional uses that were tightly integrated into the community. This includes the Suburban Club golf course, the Druid Ridge Cemetery, at whose duck pond many area residents can be found on a pleasant day, numerous public and private schools with playing

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<sup>2</sup>There is 1/3 of an acre of public open space at Fort Garrison

<sup>3</sup>A tot lot at Smith Avenue and Edenvale, donated by Beazer Homes, and the 7 acre Blue Stone Park at Quarry Lake

<sup>4</sup>Meadowood Park on Greenspring Valley Road has 96.2 acres, and Robert E. Lee Park, a joint venture of the City and County, has 450 acres, and is located East of Falls Road. Northwest Regional Park has 323 acres.

fields and auditoriums for performances, and houses of worship, with substantial acreage purchased when land was more easily obtainable, that play host to educational and other activities in which the community participates. Quarry Lake, in addition to the 7 acre Bluestone Park, provides a sense of space with its 40 acre lake. A key asset for the area has been the preservation in an Agricultural Trust of 92.3 acres of the Jacob and Annita France property, Hidden Waters, which is currently the home of the Chancellor of the University of Maryland. This well maintained property has enhanced the character of the Old Court Road scenic route, but is not open to the public. It would be highly desirable if some of this property were made accessible to the public in the form of walking trails.

## **GOAL 2: Preserve existing and Institutional open space**

**Action 2a:** Preserve the existing 99.6 acres of open space both private and public, and reach out for more. Encourage accessibility of walking trails wherever possible.

**Action 2b:** Institutional land uses should not be regarded as potential redevelopment sites because they function to provide the area its only open space.<sup>5</sup> There is no other land that could provide a potential substitute and the loss of such uses would adversely affect the character and stability of the area.

**Action 2c:** Should Institutional land or other properties become available, every effort should be made by the County Revenue Authority and the County Dept. of Recreation and Parks to increase the inventory of active open space and public parkland in order to retain existing uses and open spaces in the public or quasi-public domain. The County should have the right of first refusal. The Community should work with their County Council representative and the Dept. of Recreation and Parks to evaluate potential acquisitions.<sup>6</sup>

**Action 2d:** Should portions of Institutional sites have any development occurring upon them, it should be in character with and at a density equivalent to that in the surrounding neighborhoods, so that the loss of open space is not further exacerbated by high density development in addition to the loss of the open space. There must be cooperation from all government agencies in protecting the existing open land from excessive development.

**Action 2e:** Encourage donations and easements as a means of retaining existing or potential open space, through land trusts such as NeighborSpace, Inc. Set a goal of obtaining public open space or pocket parks within a ¾ mile walking range of every residence in the community.

**Action 2f:** As will be discussed further in the section dealing with zoning, it is recommended that large parcels of still undeveloped or institutional land be rezoned to a more appropriate zone in accordance with Section II, B. Actions 2a and 2b.

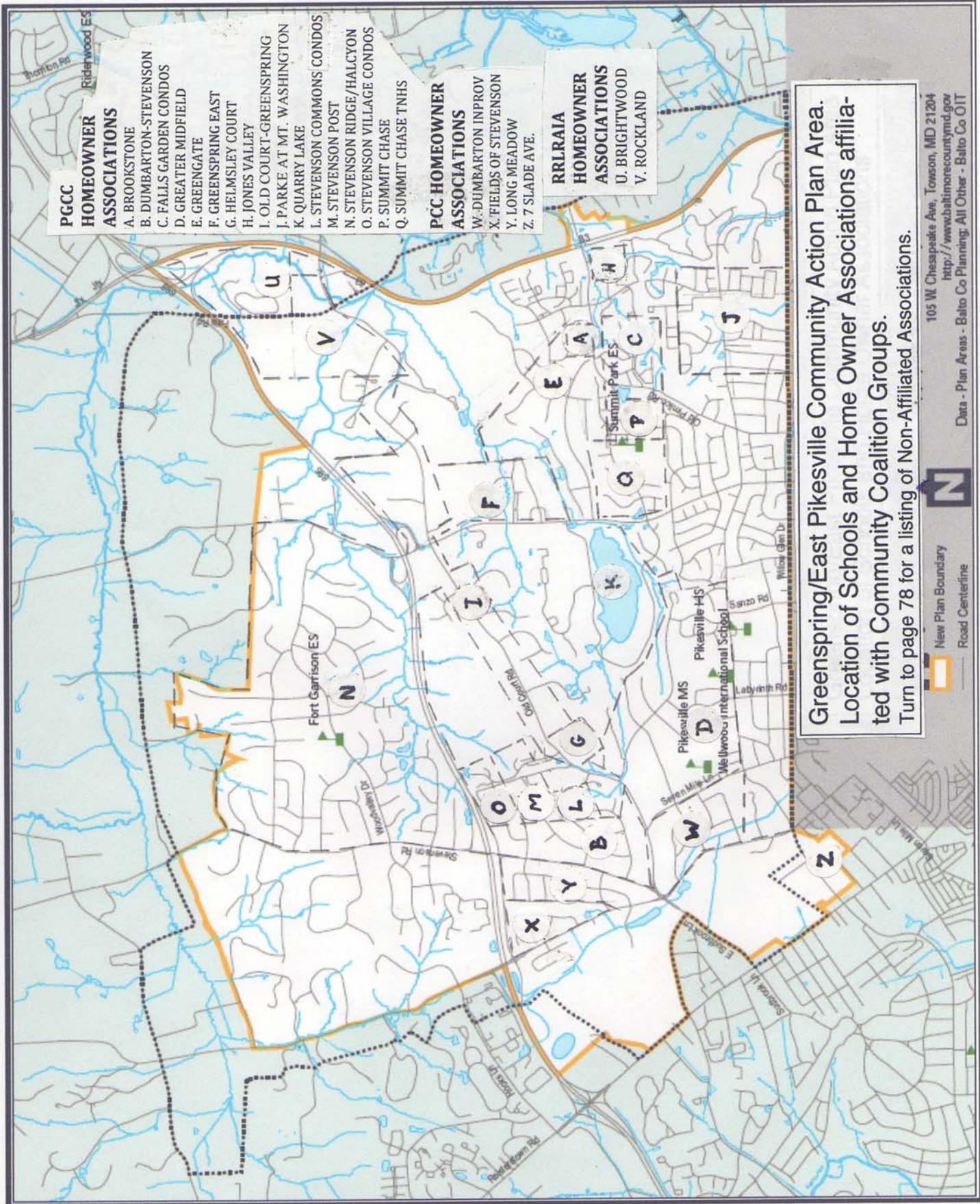
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<sup>5</sup>The words open space (in lower case) or visual open space or parkland is how we define the green openness that gives the area its character and includes institutional land. It should not be confused with Open Space or Local Open Space (LOS) in capital letters, which is the land provided by developers as part of the development process.

<sup>6</sup>A parcel available at the northeast corner of Slade and Park Heights could serve as public open space and become a western gateway to the Community. Every effort should be directed to acquiring this property, and other suitable properties as they become available.

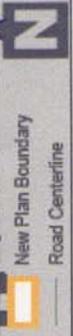
## **Historic Structures**

The designation of Dumbarton as a Baltimore County Final Landmark is strongly commended, other Historic structures should be preserved, and razing, alterations, or additions should not be permitted unless they are in keeping with the original structures.



**Greenspring/East Pikesville Community Action Plan Area.**  
**Location of Schools and Home Owner Associations affiliated with Community Coalition Groups.**  
 Turn to page 78 for a listing of Non-Affiliated Associations.

105 W. Chesapeake Ave, Towson, MD 21204  
<http://www.baltimorecountymd.gov>  
 Data - Plan Areas - Balto Co Planning. All Other - Balto Co OIT



## I. B. 1 BOUNDARIES AND DESCRIPTION OF COMMUNITY

### Boundaries

The Greenspring/East Pikesville Community as updated by the Baltimore County Office of Planning consists of an area from the Baltimore City Line to the south, a line that largely parallels the URDL to the north, I-83 to the east and Park Heights Avenue to the west. It covers about 10 square miles.

The following Communities border the Greenspring/East Pikesville area: Greenspring Valley to the North, Ruxton Riderwood to the East, and Pikesville to the West.

### Area Residents

The area currently represents about **20,893** residents, an increase of 3,080 (17%) since the 2000 CAP was issued. Demographics are provided that compare the population by age group from 7/1/99, the 2000 Census data, and the data provided by the Planning Office in 8/4/09.

Housing units now total **8,624** (8,247 are occupied), of which 6,314 are ownership units and 1,933 are rental units. The area consists of single family detached homes, semi-detached homes, townhouses, condominiums and apartments. There has been little growth in the number of rental units.

### Age Demographics

	Age 0-4	Age 5-17	Age 18-24	Age 25-34	Age 35-44	Age 45-54
1999 CAP Data <sup>1</sup>	909	2,521	1,218	2,365	2,502	2,841
2000 Census Data <sup>2</sup>	957	3,104	1,105	2,227	2,888	2,268
Est. 2008 Data <sup>3</sup>	1,243	3,118	942	2,043	2,474	3,061
	Age 55-64	Age 65-74	Age 75 & +	TOTAL		
1999 CAP Data <sup>1</sup>	2,305	1,942	1,210	<b>17,813</b>	See graph page 12	
2000 Census Data <sup>2</sup>	2,244	1,943	1,924	<b>19,310</b>		
Est. 2008 Data <sup>3</sup>	2,757	2,304	2,951	<b>20,893</b>		

<sup>1</sup>Data Source: Baltimore County Department of Permits and Development Management 7/1/99, Prepared by the Baltimore County Office of Planning, 1999). <sup>2,3</sup> Provided by Office of Planning 8/4/09.

<sup>3</sup> Based on national averages, they do not reflect the specific area changes—especially the influx of young Orthodox families along our southern boundary. These changes should be reflected in data available in April 2011.

### Housing

To the south of I-695 are a combination of single family detached homes, semi-detached homes, townhouses, condominiums and apartments some of which are gated communities. New additions to the Community are the single family homes and condominiums at Quarry Lake, and the single family homes at The Parke at Mt. Washington.

To the north of I-695 are single family detached homes of which only a few are gated communities.

### Within the boundaries are several historic areas of great significance:

Rockland Village on Falls Road and Old Court Road; Fort Garrison, within a residential area near Stevenson Road, and Dumbarton, which has recently been added to the National Historic Register.

## **Significant Roads:**

### **East-West**

The Baltimore Beltway, Interstate I-695 is a major roadway which bisects the community and carries a high volume of traffic. Old Court Road (State 133) is a State Scenic Byway and a Baltimore County designated scenic road of historic interest with a high volume of traffic especially when there is congestion on I-695.

### **North-South**

Greenspring Avenue and Park Heights Avenue, (State 129) are roads which run through northern Baltimore County becoming major arteries into Baltimore City and carry heavy volumes of traffic. Motorists travel these roads to reach I-695 and the Jones Falls Expressway. The Jones Falls Expressway (I-83) borders our area to the east, and is our eastern boundary. Falls Road near our eastern boundary is a narrow country road that carries a high volume of traffic when there is congestion on I-695 and I-83.

**Intra Connecting Roads:** Stevenson Road and Pimlico Road are important roads for the community.

### **Streams**

There are four streams located within the study area:

- Moore's Branch
- Slaughterhouse Branch
- Western Run
- Jones Falls

Slaughterhouse Branch is in the northern section and Moore's Branch is in the southern section. Both streams join the Jones Falls at Falls Road. In addition a section of Western Run passes along our western border, and the upper Jones Falls runs through the northwest corner of our area. Jones Falls is the only currently identified areeda greenway in the proposed Master Plan 2010.



## **Schools**

The community has public and private schools. There are five public schools and seven private schools within our boundaries.

Public: Fort Garrison Elementary School  
Wellwood International Elementary School  
Summit Park Elementary School  
Pikesville Middle School  
Pikesville High School

Private: The Park School  
Beth Tfiloh Dahan Community School  
Baltimore Hebrew Congregation Day School  
Kreiger Schechter School  
Bais Hamedrash and Mesivta of Baltimore  
Bais Yaakov School for Girls  
Odyssey School

## **Houses of worship**

The community is served by many religious institutions including: Ames Sudbrook United Methodist Church, Anshe Emunah Congregation, Baltimore Hebrew Congregation, Beth El Synagogue, Beth Tfiloh Congregation, Chizuk Amuno Congregation, Church of God in Christ, Congregation Shomrei Emunah, Greenspring United Methodist Church, Greenspring Valley Synagogue, the Lubavitch Center, Mar Thoma Church of Baltimore, Rock International Family Church, St. John's Episcopal Mt. Washington Church, St. Marks Episcopal Church, Shrine of the Sacred Heart, Stevenson United Methodist Church, Suburban Orthodox Congregation, and Temple Oheb Shalom Congregation.

## **Commercial**

There are four areas within our boundaries:

Greenspring Shopping Center on Smith Avenue is located towards the south of the community. Includes banks, a drug store, restaurants and a supermarket.

Quarry Lake has a new commercial area near the center of the Community with 250,000 square feet of business and medical offices, a diverse selection of shops, a number of restaurants, a bank and drug store, and a specialty supermarket.

Old Pimlico Road and Smith Avenue was the site of an old convenience store that has been recycled into a modern convenience store and bank.

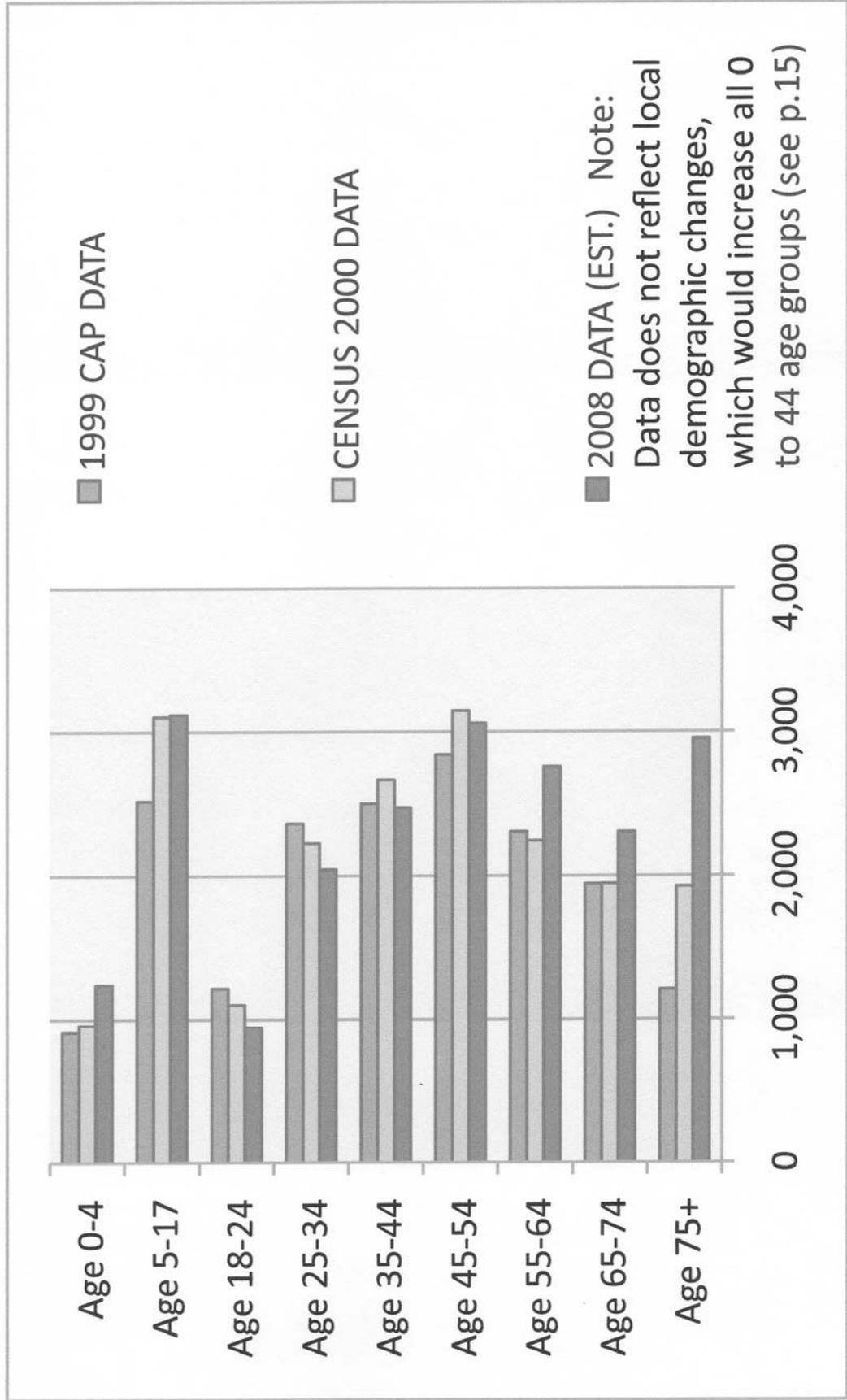
Rockland Village at Falls Road is a historic site that now contains offices and a workshop.

There are three adjacent Commercial corridors that border the Community:

Reisterstown Road  
Falls Road near Bare Hills  
Mt. Washington Village

# POPULATION DISTRIBUTION GREENSPRING/EAST PIKESVILLE

1999 CAP TOTAL: 17,813; 2000 CENSUS TOTAL: 19,310; EST. 2008 TOTAL: 20,893



## I. B. 2

## HISTORICAL PERSPECTIVES

The boundaries of the community defined as Greenspring/East Pikesville were initially adopted by Resolution 64-00 on 8/7/00. The community plan boundaries were modified in 2008 by County Council resolution 97-08 and the new (2008) and old (1999) boundaries, are shown on the map on page v. Historic Area landmarks are shown on the map on page 22.

This community is generally bounded by the Jones Falls Expressway (I-83) to the east, the Baltimore City/Baltimore County boundary line to the south, Reisterstown Road and Park Heights Avenue to the west, and an uneven line that includes parts of (from West to East) Eccleston Station Road, a private panhandle driveway, Halcyon Road, Bridle Ridge Lane and the I-695 Beltway, to the north (see map at end of section). The area defined by the resolution is geologically named the Sweet Air Terrace, a part of the Piedmont Plateau<sup>1</sup>.

Pikesville was named by Dr. James Smith, who owned property in the area. Born in Elkton, Maryland in 1771, Dr. Smith was a leading Baltimore physician who is known as a proponent of vaccination. Dr. Smith named Pikesville after his close friend, Brigadier Gen. Zebulon Montgomery Pike, who died April 27, 1813 in a battle with British troops during the War of 1812. Pike was also the explorer for whom Pike's Peak was named.

### Area Landmarks

Old Court Road (State Route 133) runs through the middle of the area from east to west between Park Heights Avenue and Falls Road. Old Court Road is one of the earliest named roads in the state for which written records exist. Captain Olden, the builder of Fort Garrison, mentioned a road where rangers made a buffer between settlers and Indians in a report dated 10/9/1697. From his written description and other evidence, the road Olden mentioned is the present Old Court Road / Joppa Road network<sup>2</sup>.

Old Court Road / Joppa Road was once an important Indian path, a portion of a regional system of trails. It is one of the oldest roads in the state, following the Indian path from the Susquehanna to the Potomac rivers<sup>3</sup>. Susquehanna Indians made trips down to the bay for salt water fish and oysters along this trail which came down through the little valley called the Caves, into Greenspring Valley, past Chattolanee, by Stevenson, and on to the bay. During the 1730's, a continuous road was cleared and maintained from the Patapsco River to the county seat at Joppa following the Indian trail. This route basically corresponds with the present Old Court Road/Joppa Road. Court records from 1730/31 refer to the part of this road between Woodstock and Pikesville as the "old Indian road"<sup>4</sup>.

A Baltimore County Court Order named Joppa Road as the Old Court Road in 1733 because it went directly to the court in Joppatown. (The original Joppatown is now gone.) Parts of the trail can still be seen, though most of it has been lost to the development of homes, fields and roads<sup>5</sup>.

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<sup>1</sup> 1929 *Maryland Geological Survey* - Baltimore County

<sup>2</sup> *A History of Baltimore County* - Brooks and Rockel

<sup>3</sup> Ibid.

<sup>4</sup> *A Pictorial History of Pikesville Maryland* - Beryl Frank

<sup>5</sup> *Real Stories from Baltimore County History* - Isobel Davidson

**The Greenspring Quarry** is located on the west side of Greenspring Avenue, one-half mile north of Smith Avenue and just south of Old Court Road. The 1929 Geological Survey<sup>6</sup> states that the McMahan Brothers operated 2 quarries at this location. Captain Boyle, a retired sea captain, first opened the main limestone quarry circa 1856. The McMahan Brothers obtained the quarry in 1910. The second quarry was located 100 feet west of the main pit. The quarry was eventually owned by the Knott family. Their company, the Arundel Corporation, was sold to Florida Rock Inc. On December 31, 1999, under an agreement with several surrounding communities, the Quarry ceased operations and a development was to be built. The development would consist of 600 living units, (510 condominiums and 83 single family homes) along with a commercial area. The property will have the deepest man made fresh water lake in Maryland. (Shown as item 9 on map at the end of this section).

**The Curtis-Wright Air Field** occupied the area, which is now the Greenspring Shopping Center on Smith Avenue and the community of Pickwick. The air field was sold and developed in the early 1960's. (Shown as item 12 on map at the end of this section).

**Hidden Waters** is located on the north side of Old Court Road between Seven Mile Lane and Greenspring Avenue. Jacob France purchased the property in 1916, but waited 20 years for the landscape to mature before building a 27 room Georgian Mansion. The architect was Gordon Beechler.

Hidden Waters was the home of Jacob and Annita France. After Annita France's death in 1981, and by terms of her will, Hidden Waters, including the manor home and 165 acres, was bequeathed to the Jacob and Annita France Foundation Inc., Mrs. France wrote, in her will "It is my desire and it was the desire of my late husband, that upon our deaths our homeplace should not be sold for real estate development, but that it should be maintained in approximately its present state and be used for charitable, educational, cultural or recreational purposes. I have given devised and bequeathed said property to the Jacob and Annita France Foundation, Inc. as the directors of the Foundation are familiar with my wishes and desires with respect to the disposition and the use of said property, and I hereby authorize the Board of Directors of the Jacob and Annita France Foundation, Inc. to make dispositions of said property for such purposes and upon such terms and conditions as the Board of said Foundation may deem advisable."

This property was subsequently conveyed to the University of Maryland Foundation, Inc., which then conveyed all but 21 acres of the property including the manor house, to a local developer. The Foundation has retained the balance of the property, maintaining the manor house as the residence of its Chancellor. Subsequently, according to the Baltimore County real property data base land records, the privately held acreage (133+ acres) was divided into 25 acre parcels which are being placed one by one in to the Maryland Agricultural Trust. As of 2009, 2 parcels remain unencumbered. The community hopes these 2 parcels will eventually be placed in the trust, preferably, with provision for Community access. (Shown as item 10 on map at the end of this section).

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<sup>6</sup> 1929 Maryland Geological Survey - Baltimore County

## Area Land

In 1926 the City of Baltimore was offered 762 acres of land for use as a park at a price of \$610,000. This land was located from north of the present Greenspring quarry to Halcyon and from the current Greenspring East development almost to Seven Mile Lane. The park was to contain 2 golf courses, a game preserve, playgrounds, a polo field, bridle and mountain trails, 2 lakes, and a camping site. The proposal never came to fruition<sup>7</sup>.

## Historic Houses and their Communities

**Rockland House**<sup>8</sup> (originally known as Turkey Cock Hall) lies just north of the village of Rockland on Falls Road. At one time Rockland was a busy milling center situated on the Falls Turnpike. Thomas Johnston was the first in the Johnston family to own land in the valley. The present Rockland house was built between 1836/ 1837 for William Fell Johnston. The name Rockland was given by Dr. Thomas Johnston because of the quantity of rocks on the property. In 1855 this property was sold to Richard Hook, and in 1927 was repurchased by the Johnston family.

The Johnston family gave 52 acres to the Maryland Environmental Trust in December 1982, and a further 6 acres in May of 1990. The acreage consisted of the main house and two other houses. The main house had a detached garage, a stone spring house and a pump house. The barn has been converted into a residence. The land consists of pastures, natural wooded land, a small pond, streams and a garden. There is also a farm structure and horse stalls<sup>9</sup>. (Shown as item 7 on map at the end of this section).

**Rockland Village** founded in 1706, was designated in 1972 a National Register Historic District by the US Department of the Interior. Rockland Village is the oldest known continuously lived-in mill village in the United States according to the Jeffersonian newspaper.

The Village was the site of the Maryland Calico Print-Works<sup>10</sup>, which was the first of its kind in the state. This plant burned down in 1857. The Falls Turnpike road, which ran through Rockland Village (1805), allowed agricultural products to be transported from the countryside to markets in Baltimore. (Shown as item 7 on map at the end of this section).

**Taylor's Hall** situated behind the village<sup>11</sup> was originally built in Cockeysville, this house was moved stone by stone to Rockland Village. In the 1770's, the house was owned by Thomas Cockey Deye, speaker of the House of Delegates, from 1781 to 1785. Parts of the house date back to the late 1690's. (Shown as item 7 on map at the end of this section).

The Rockland Village Homeowners Association Inc. erected a historical marker on Old Court road that reads as follows: "First inhabitant of village dating back to 1706 was Richard Gist, father of Revolutionary War Hero, Mordecai Gist. Industrial development of Jones Falls Valley

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<sup>7</sup> *The Greenspring Valley-Its History and Heritage* - Dawn F. Thomas, Maryland Historical Society 1978

<sup>8</sup> *Real Stories from Baltimore County History* - Isobel Davidson

<sup>9</sup> *Maryland Environmental Trust*

<sup>10</sup> *History of Baltimore City and County 1971*

<sup>11</sup> *A Pictorial History of Pikesville Maryland* - Beryl Frank

marked by the building of the Falls Turnpike Rd c. 1806 and later by the Baltimore and Susquehanna Railroad was the reason for the construction of Rockland Village built by the Johnston Family to house the owners and workers of the villages various enterprises. The village also included a blacksmith shop, flour mill, general store and tavern. Through the history of the village runs the thread of Johnston family involvement, including 3 restorations. c. 1880, 1930, 1983". (Shown as item 7 on map at the end of this section).

### **Bonnie View Golf Course and Country Club**

The following information was obtained from the Maryland Historical Trust: Maryland Inventory of Historic Properties Form: Inventory No. BA-3121 & B-1366:

"Located in the rolling hills near Mount Washington, the Bonnie View Golf Course and Country Club is located on both sides of Smith Avenue at 2201 Smith Avenue in Baltimore City and County. Originally designed by internationally recognized golf course architect Frederick Findlay in 1932 the course is essentially the same. The course has retained the same characteristics and layout with only minor modifications by another internationally recognized golf course architect, Edmund Ault. The course is extremely beautiful and picturesque with 18 holes of varying characteristics where no two are alike. Consisting of 160 acres, 20 of which are within Baltimore City with the rest in Baltimore County, this 71 year old golf course is surrounded by the post World War II neighborhoods of Ranchleigh, Summitt Park, Copper Hill, Falls Gable Apartments, and the Greens at Smith. It is also located on part of the Bare Hills Copper Mine site, which had been in existence from the 1840s to the late 1950s. Located on the southern half of the course is the 1959 clubhouse designed by the firm of Bonnett and Brandt. An ultramodern design when built, it was built in the Roof Architecture Style and followed the Modernist philosophy of 'Form Follows Function.' Designed to replace an earlier clubhouse the 1959 clubhouse was strongly influenced by nationally recognized architects such as Ludwig Mies Van der Rohe, Marcel Breuer, and Walter Gropius."

The Bonnie View Golf Course and Country Club was developed as 326 residential lots, and is now known as The Parke at Mt. Washington. (Shown as item 13 on map at the end of this section).

### **Historic Homes within the overall community**

**Litterluna**<sup>12</sup> is located south of Old Court Rd and west of Greenspring Avenue. In January 1698, 400 acres were surveyed for Charles Carroll, Lord Baltimore's Attorney General. The land was named for the town of Litterluna in Kings County, Ireland from which Carroll had emigrated. The last Carroll descendant to live in this house was Elizabeth Laursen. (A recent past owner, Mr. Camille Marie, lived in one of the estate's tenant houses. He had restored another stone building on this property, and had discovered a copper plate with the name Laursen engraved upon it.) In 1863, the house and 533 acres were sold to Arunah S. Abell, the founder of the Baltimore Sun newspaper. The original house was destroyed by fire in 1898 and

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<sup>12</sup> *The Greenspring Valley-Its History and Heritage* - Dawn F. Thomas, Maryland Historical Society 1978

1913, but it was rebuilt both times. The property was subsequently purchased in 1909 by the Green Spring Land Company in order to control development in the Valley in keeping with its country homes. (Shown as item 1 on map at the end of this section).

**Dumbarton**<sup>13</sup> located in Dumbarton Heights, Pikesville was originally part of an 800 acre estate. In 1830 Edward Cockey acquired this property, which was subsequently inherited by his son, Samuel Owings Cockey, who named it Dumbarton. In 1859 this estate was purchased by Noah Walker, the largest clothing manufacture in the south at the time of the Civil War. Dumbarton was reportedly the first house in this part of the county to have inside bathrooms and hot water. In 1893 the property was sold to John and Mary Waters. Part of the property was deeded to the Baltimore County Commissioners at that time for the construction of Park Heights Avenue, and in 1901 another portion was sold to the Suburban Club of Baltimore. (Shown as item 2 on map at the end of this section).

After Noah Walker died, the "Dumbarton" tract was sold in 1893 and passed through several owners. Beginning in the mid-1920's development began on the property and it represented the NW expansion of Baltimore City during the period 1924-1960.

**Dumbarton National Register Historic District**-In 2009, residents of part of the "Dumbarton tract", named after the Dumbarton house built by Noah Walker in the late 1840's on property near present day Pikesville, were nominated by the US Dept of the Interior to place this area on the National Register of Historic Places under the name Dumbarton National Register Historic District. It was approved by the Maryland General Assembly on December 30, 2009.

It is an example of a type of suburban community, which was typical of the region in the period, and for the architectural merit of the houses, which characterize it. Its houses, many of which were designed by the area's most prominent residential architects of the period, represent a variety of picturesque revival styles and a consistently high level of quality in design, materials, and construction. Dumbarton reflects the model for upscale suburban subdivisions around Baltimore for the period. (Shown as item 11 on map at the end of this section).

**Druid Ridge Cemetery**-Founded in 1898, Druid Ridge Cemetery is located just outside the city of Baltimore in Pikesville, Maryland at 7900 Park Heights Avenue, Baltimore Co., MD 21208. Among its monuments and graves are several noted sculptures by Hans Schuler and the final resting places of a number of famous Maryland individuals and families. It has one of the largest collections of private family mausoleums in the state of Maryland with numerous influential and famous families interred. It also contains what is probably the only monument to Queen Victoria in the United States. An unused portion of the cemetery, which is owned by

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<sup>13</sup> *The Greenspring Valley-Its History and Heritage* - Dawn F. Thomas, Maryland Historical Society 1978

**TWO HOMES IN THE DUMBARTON NATIONAL REGISTER HISTORIC DISTRICT**



DESIGNED BY J. WINTHROP WOLCOTT, BUILT IN NORMAN COTTAGE STYLE, IN 1931



DESIGNED BY JOHN POE TYLER, BUILT IN FEDERAL REVIVAL STYLE, IN 1935

Stewart Enterprises, was offered for sale for residential development in the late 2000's. (Shown as item 14 on map at the end of this section).

**J. Ryost House**-at 3329 Old Court Road was added to the Maryland Historical Trust inventory in 2003 because of its' architectural style. Research about the property determined that the house belonged to J. Ryost in 1850 and is typical of the styles popularized by Alexander Jackson Davis and Andrew Jackson Downing in the 1830s-1840s known as Picturesque. (Shown as item 8 on map at the end of this section).

**Merry Hill (Dunlora)**<sup>14</sup> is located on the most eastern boundary of the Cliffe-Holme estate (South of Hillside Road between Park Heights Avenue and Stevenson Road). Built in 1899 in the Colonial Revival style by Robert Brent Keyser and his wife Ellen Cair McHenry. (Shown as item 4 on map at the end of this section).

**Garrison**<sup>15</sup> is part of a 510 acre estate extending from Park Heights to Stevenson Road surrounding the Fort Garrison Farm House. Known as the old Cockey place, Garrison was build in 1833. The property was broken up when Thomas Beal Cockey could not maintain it. (Shown as item 3 on map at the end of this section).

**Fort Garrison and the Fort Garrison Farm House**<sup>16</sup> is located on the eastern edge of the Green Spring Valley near Stevenson Road. The fort is the oldest standing fort in Maryland. The farm took its name from the fort. The fort was built around 1692 and was referred to as Oldton's, Oulton's Olton's, Risteau's Garrison, and the Garrison Forest Fort. In the late 17<sup>th</sup> century this property was part of the frontier. In 1755 Captain Risteau of the Baltimore County Rangers used Fort Garrison for defense against the French and Indians. Around 1960, when the property was developed, the developer Nathan Scherr donated the part of the property containing the fort to Baltimore County. (Shown as item 5 on map at the end of this section).

**Eli O'Carroll**<sup>17</sup>. In 1834 Sarah Carroll of Litterluna married John Lee Webster, and they built this house. In 1850 the house passed to R. H. Denison, a farmer, who served as a member of the Maryland House of Delegates in the 1860's. The house passed to Adolphus and Rachel Cooke in 1866, and the renamed it Glen Nita. In 1948, the house passed to James P.S. Devereux, a WWII brigadier general who was elected as a Republican to the 82<sup>nd</sup> and 83<sup>rd</sup> Congress and who was an unsuccessful candidate for governor. Devereux restored the name of the house to its original, Eli O'Carroll. (Shown as item 6 on map at the end of this section).

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<sup>14</sup>The Greenspring Valley-Its History and Heritage-Dawn F. Thomas, Maryland Historical Society 1978

<sup>15</sup>Ibid.

<sup>16</sup>Ibid.

<sup>17</sup>Ibid.



ROCKLAND VILLAGE



ROCKLAND VILLAGE



FORT GARRISON



HIDDEN WATERS



1. Litterhna (house)
2. Dumbarton (house)
3. Garrison (house)
4. Merry Hill /  
Dunlora (house)
5. Fort Garrison Farm  
House and  
Fort Garrison
6. Eli O'Carroll (house)
7. Rockland (house) &  
Rockland Village &  
Taylor's Hall
8. J. Ryst (house)
9. Greenspring Quarry
10. Hidden Waters
11. Dumbarton Neighbor  
hood
12. Curtis-Wright Airfield
13. Bonnie View
14. Druid Ridge Cemetery

**Greenspring/East Pikesville Community Plan Update Area**

**Legend**

- Schools
- Original Plan Area
- New Plan Boundary
- Road Centerline

Map prepared on June 9, 2009, by Balto Co Office of Planning  
 105 W Chesapeake Ave, Towson, MD 21204  
<http://www.baltimorecountymd.gov>  
 Data - Plan Areas - Balto Co Planning; All Other - Balto Co OIT

**I. B. 3**

**TYPES OF HOUSING IN THE COMMUNITY**

The following photographs illustrate the diversity of housing in the Community. The majority are single family homes, dating from the early 1950's to the present day, there are apartment rentals, townhouses, and mid-rise condominiums, and most share the common thread of appearing integrated into the landscape. This is the sense of "greenery" in the community, which we have attempted to describe with this small sample of photographs



SINGLE FAMILY HOMES



SINGLE FAMILY HOMES



SEMI-DETACHED



RENTAL APARTMENTS



CONDOMINIUMS



MID-RISE CONDOMINIUMS

## I. B. 4

## ENVIRONMENTAL OVERVIEW

The previous section discussed some of the natural characteristics of this area that are associated with its historical background. In addition to the limestone quarries and serpentine areas, our community has many hilly and wooded areas crossed by stream corridors and wetlands. The underlying hydric (water-saturated) soils are a developmental constraint not properly respected in the past, and even with today's environmental regulations there are lapses that fail to take into account the natural assets that define and enrich our community.

### 1) Stream Corridors, Ponds and Wetlands

There are four major stream corridors running through the Greenspring/East Pikesville community:

**Slaughterhouse Branch**-runs North Central to East. This is our least impacted and most rural stream; it runs through low density areas and much open and wooded land. It is used for nature studies by Irvine Center and much appreciated by area residents.

**Moore's Branch**-runs through the heart of the community. Bracketed by schools at each end, and the Quarry Lake in the middle, it is a heavily impacted area that is still a major greenway shared by wildlife and residents. The defining natural resource of our community, the restoration of this stream corridor is one of our highest priorities and will be discussed in more detail in section II. I. of this document.

**Western Run**-this most impacted and urban stream helps define our western boundary. Once the stream reaches Slade Avenue, it runs through culverts (pipes) under Park Heights and other roads, coming out downstream near Mt. Washington. Although smaller than the previous two streams, an open section on the outskirts of Druid Ridge Cemetery concerns nearby residents who do not wish to see further degradation of this wetland. Owing to the high water table of the surrounding area, flooding is common in the adjacent communities of Long Meadow and Dumbarton, and while a number of studies have been conducted by the County, they have not been implemented because of their cost. In the Parke at Mt. Washington is a tributary that feeds the Western Run south of our plan area.

**Jones Falls**-the primary waterway that gives its name to an entire watershed, its upper section runs through the North East section of our community where it is still rural and open. The rest of its upper section runs just outside our northern boundary. Eventually it turns down the Falls Road corridor where it is joined by the Slaughterhouse and Moore's Branches and heads towards Lake Roland. Western Run joins it at Mt. Washington. Even in its upper reaches, the Jones Falls is a fairly large stream - especially compared to its other tributaries. Although badly degraded where it runs through Baltimore City, the story is very different here; three trout species live in these upper reaches where storm water run-off is absorbed by the woodlands and open countryside. The key to restoring the integrity of the Jones Falls lies in protection of all its tributaries from further degradation, and their inclusion as recognized greenways in the proposed Master Plan 2020. Jones Falls is designated as an environmental greenway in Master Plan 2020. Tributaries to the Jones Falls should also be considered environmental greenways.

**Ponds** are another water feature found throughout the community. There are ponds and ornamental pools (many with fish and water plants) to be found on the properties of many residents. These areas often provide refuge for area wildlife as well as their owners. Some of the other ponds in the community can be found at Druid Ridge Cemetery, The Parke at Mt. Washington, Suburban Golf Course, the Park School, Hidden Waters, and at Litterluna.

Storm water ponds can be found at Summit Chase, Moore's Valley (2), and associated with townhouse developments along the Old Pimlico Corridor. While Storm Water Management (SWM) have been somewhat effective in reducing water surges during severe storm events, BMP plans are noticeably better at reducing the level of pollutants entering the stream, take up less space, and have a more attractive appearance during dry spells.

The woods at Park School contain an ephemeral (seasonal) pond, which teems with frogs and aquatic life in good years. We will continue to add to our aquatic inventory as other such features are identified.

**Wetlands:** All existing stream corridors and wetlands should be preserved, and development should avoid the mistakes of the past in which these areas were encroached upon or destroyed.

## **2) Arundel Quarry/Quarry Lake:**

The development of the former Arundel Quarry is described throughout this document. This section deals with its updated Physical and Environmental profile:

This was an area ravaged by 150 years of quarrying, and the developer had to work with the Department of Environmental Protection and Resource Management (DEPRM), the Maryland Department of the Environment (MDE), the Maryland Bureau of Mines, the US Army Corps of Engineers, and particularly with the surrounding Community, to come up with a plan that assured the protection of the wetlands and the Moore's Branch and its tributaries. This formed the basis for a contract between the developers and the Community, and was recorded as part of the Hearing Officer's hearing documentation.

The Arundel Quarry and its surrounding rock piles, streams, culverts and underbrush have now been transformed into the present Quarry Lake community, with a 40 acre 400 foot deep lake, surrounded by single family homes, condominiums, offices, restaurants and shops. The shopping experience is enhanced by wide sidewalks, abundant lighting and park benches from which to watch the passers by and admire the lake front view.

The water level of Quarry Lake is expected to stabilize at about 336 feet above sea level, and is now within 5 feet of that mark. The lake is a striking feature that can be seen from Greenspring Avenue and surrounding communities (particularly dramatic is the down slope view from Sugarcone Road in the Greengate Community).

Once stable at 336 feet, there is provision for a siphon 80 feet below the surface to discharge cold water into the Moore's Branch; cold water will encourage restoration of the trout and other downstream fish and invertebrate populations. The present by-pass pipe under the Quarry Lake Commercial area will be disabled but be available in case of drought.

The weir walls (dam) near Greenspring Avenue were built to control water flow in storm situations, and reduce the erosion of stream banks downstream. The southern weir wall was recently rebuilt to minimize the risk of wall failure in the event of a major storm. While flooding of part of Greenspring Avenue is possible in a major storm event, this condition has been carefully studied, and damage to surrounding communities is very unlikely (see Environmental Issues, Goal 4 in Land Use and Zoning section).

The Quarry Lake physical profile includes wooded slopes surrounding the lake and above the Commercial area. There is a 24 acre environmental area and along the restored (mitigated) South Tributary is a 7 acre park (see below).

**Bluestone Park at Quarry Lake:** A seven acre passive park with a gazebo overlooking the Lake is accessed from Greenspring Avenue. The park is owned and maintained by the Quarry Lake Communities but is open to the public. The entire Community pressed for the existence of this small gem. It has become part of the heart and identity of the entire area.

### **3) Other Open Space and Rural Type Areas**

There is an open space deficit within our community, but there are woods, greenways and open spaces that are privately owned. To identify what exists, a land inventory was undertaken as part of the Community Action Plan.

**Suburban Country Club:** This is a private club in the south west of our area. It has open space, tennis, swimming and complete golf facilities. Should it ever become available, it would be desirable to obtain it as a public facility for the community.

**Druid Ridge:** Most of this large tract is a cemetery; there is a lake with water fowl, which attracts area residents. Part of this area is home to the Western Run and its wetland as discussed above. Residents are concerned over plans for development in this remaining open area. The water table in this area is generally high, so during major storm events, flooding takes place which impacts the neighboring communities of Long Meadow and Dumbarton.

**Hidden Waters:** The former Jacob and Annita France property. This property of 155+ acres has been divided into to 2 parts. 21+ acres and the manor house were retained by the University of Maryland Foundation and 134+ acres were sold to a developer. The developer has placed 92+ acres in an Agricultural Trust and 41+ acres remain unprotected. The entire property has ponds, ornamental plantings, and woodlands. This area is part of the scenic Old Court Road Corridor; the surrounding residents would like to see this entire area in the heart of the community to remain as passive open space; the area also serves as habitat for a large deer population and other wildlife species.

**Public Schools:** Our schools have ball fields and playgrounds and some open space. Through the Greater Pikesville Recreation Council, they provide the area with its only organized public recreational opportunities, but are subject to their availability. See Section II. H. Education and Schools.

**Odyssey School:** Obtained from the sale of grounds from St. Timothy's School, this school is located in the north of the plan area.

**Beth Tfiloh School:** It has a wetland that is the source of the Moore's Branch stream. Their students study it and have helped build the nature and walking trails through the woods.

**Lighttown Court to the Arundel Quarry:** Moore's Branch wanders through woods that are privately owned and undisturbed.

**The Park School:** A private day school in the Greenspring area, also has a large campus and contains part of the Moore's Branch Corridor. It has significant woodland areas teeming with wildlife. Students participate in nature studies of the stream.

**Greenspring East:** Experiences flooding periodically due to outfall from properties south of Old Court Road.

**Greengate Community:** This subdivision has a wooded open space area adjacent to the Park School woodlands; it helps protect the Moore's Branch corridor. These areas are the defining feature of this part of the community, and should be protected in their present state.

**Bonnie View/Parke at Mt. Washington:** The loss of the Bonnie View Country Club was a blow to the Community we do not want to see elsewhere. The new Parke at Mt. Washington development has a stream and some open space and a vibrant community. The developer provided and equipped a new playground at the corner of Smith Avenue and Edenvale, which is open to the Community, and is very well patronized. We would like to see similar actions from other developers.

**The Johnston Property:** Formally a large private property with horses and pastures along Falls Road, it is now protected in an Environmental Land Trust.

**Ft. Garrison:** The small historic fort sits on one-third acre of land, and until recently has been the only fully accessible *public* open space within our boundaries.

**North of the Beltway:** There are open and wooded large tracts of land above the Beltway along the northern boundary, upper Stevenson, upper Park Heights, and upper Greenspring. All of these areas are privately owned.

**Other Open Space:** For a listing of the 17 acres of flood plain and Local Open Space that are counted as Open Space by the Department of Recreation and Parks, see Appendix VI-2. While many of these areas may not be truly accessible, some may provide the opportunity for future usage by members of the Community, and should be further examined.

Homeowners who have land that backs to streams or wetlands also provide additional (often unintended) habitat for area wildlife. While this may sometimes present conflicting interests, Goals 3 & 4 on Deer and Canada Geese in Section II. G. (Public Safety and Health Issues) offer some helpful suggestions.

#### **4) Regional Parks**

The Community has access to two nearby Regional Parks outside our boundaries, Meadowood Park and Robert E. Lee Park—see section 1.A. "Life Cycle Community", section Open Space and Amenities. The Northwest and Meadowood Regional Parks are periodically used for school and recreational activities.

#### **GOAL 1: Protect the health of our streams, ponds and wildlife.**

**Action 1a:** Have Community groups work with the County to assure that developments comply with State and Federal Environmental requirements.

**Action 1b:** Amend the "Greenways Map" in the proposed Master Plan 2020 to include the plan area's streams as environmental and recreational greenways.

**Action 1c:** Encourage residents to keep the streams and surrounding areas free from trash and pollutants by means of annual clean-up campaigns.

**Action 1d:** Encourage owners and residents to control and eliminate stagnant water that could become breeding grounds for mosquitoes.

#### **GOAL 2: Preserve attractive environmentally-sensitive areas while providing more Public Open Space for our residents.**

**Action 2a:** Identify and propose the purchase of wooded areas that could be used by residents for walking, picnicking and recreation.

**Action 2b:** Working within the guidelines of the Baltimore County Open Space Manual, insure that developers provide the Open Space for parks and playgrounds as is required. Change the LOS waiver threshold from ½ to ¼ acre.

**Action 2c:** Investigate the list of Open Space areas provided by the Dept. of Rec. and Parks for accessibility and possible use as pocket parks, with the addition of a few park benches.

#### **GOAL 3: Promote a stable wildlife population that will stay within the woods and not wander across roads (causing accidents), or into people's gardens (and eat their plants and bushes).**

**Action 3a:** Provide formal and informal greenway corridors along streams and between woods. Purchase land if necessary.

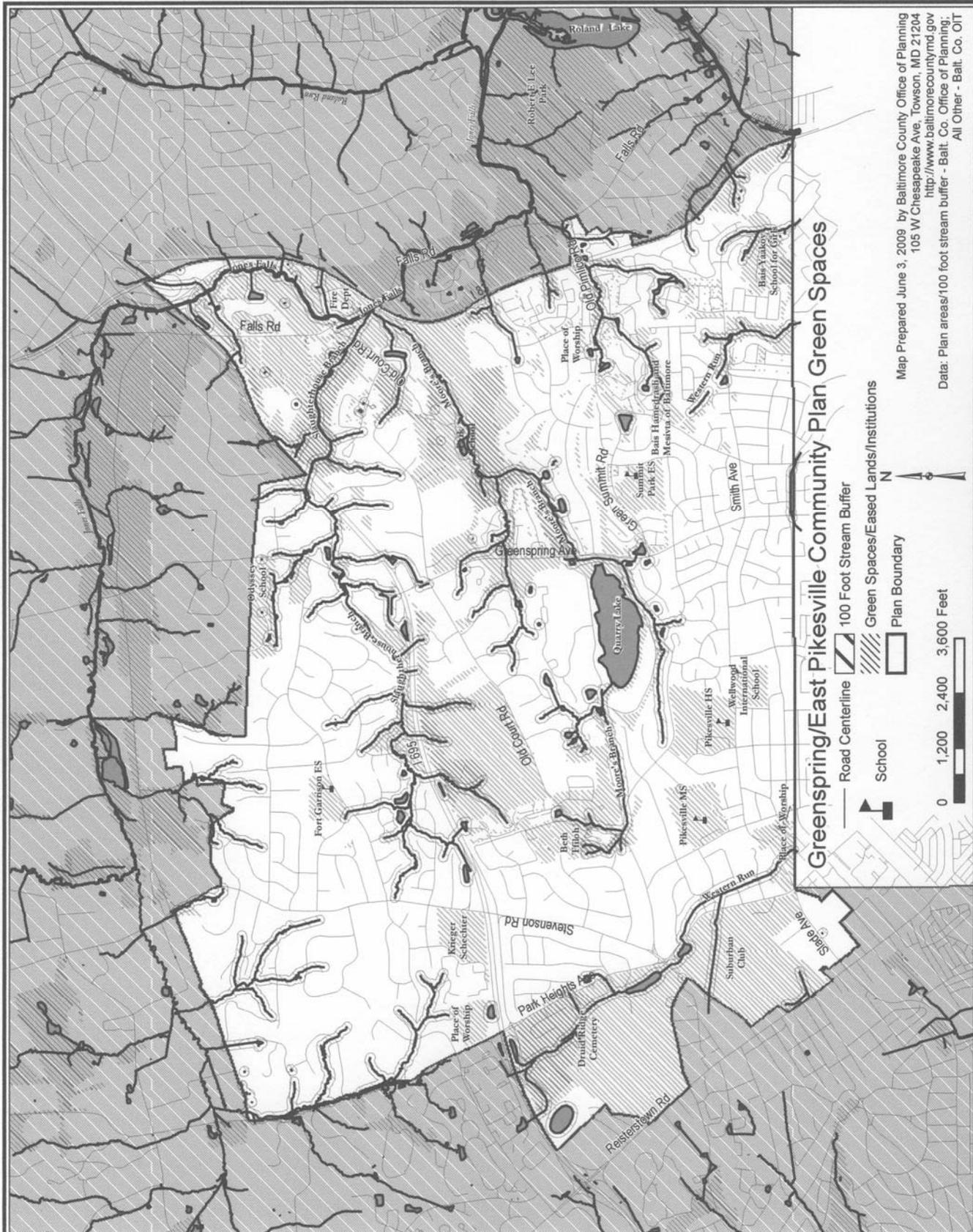
**Action 3b:** If development is undertaken in wooded areas, insure that greenways and wild life corridors remain between the undisturbed woods to accommodate the wildlife.

**Action 3c:** Encourage homeowners to plant trees and plants that won't attract or be damaged by wildlife (see Action 3d of section II. G. on Public Safety pg.86 ).

**GOAL 4: Identify and correct outstanding flooding conditions in the Community**

**Action 4a:** Review the studies made for the control of flooding from the Western Run in the Druid Ridge/Dumbarton corridor, and identify and commit the resources needed to fix the problem.

**Action 4b:** Identify and carefully study locations where development in one area could have serious flooding consequences on an adjoining area.



### Greenspring/East Pikesville Community Plan Green Spaces

— Road Centerline  
 100 Foot Stream Buffer  
 Green Spaces/Eased Lands/Institutions  
 Plan Boundary  
 School

0 1,200 2,400 3,600 Feet

N

Map Prepared June 3, 2009 by Baltimore County Office of Planning  
 105 W Chesapeake Ave, Towson, MD 21204  
<http://www.baltimorecountymd.gov>  
 Data: Plan areas/100 foot stream buffer - Balt. Co. Office of Planning;  
 All Other - Balt. Co. OIT

**ENVIRONMENTAL ISSUES**



STEEP SLOPES ALONG OLD COURT ROAD, EAST OF GREENSPRING AVENUE



**FOREST BUFFER PROTECTING MOORE'S BRANCH**  
This area runs between Greengate, Greenspring East and the Park School Campus

QUARRY LAKE



VIEW FROM BLUESTONE PARK



VIEW FROM SUGARCONE ROAD



HIDDEN WATERS



MOORE'S BRANCH

## II. A. COMMUNITY CONSERVATION

Despite some recently built houses and developments, Greenspring/East Pikesville is a Community Conservation area consisting of mostly older neighborhoods located just below the URDL. The area reflects urban-to-rural characteristics from south to north, but is, in reality, a “Green” community throughout. Within the older communities in particular, there is great pride in mature, beautifully landscaped neighborhoods, and the proximity of wooded and open areas. Although most of these areas are not public, this visually “borrowed” space is nonetheless cherished. The majority of residents (as indicated in our survey) consider wooded and passive open space areas - along with location - the primary reason for living in the community. Easily accessible, these areas, along with our stream corridors, attract older residents, families, and students who enjoy the rural-type environment close to home. Regional Parks alone cannot meet the needs of this population.

There is a tension between the goals of Community Conservation, and “smart growth” policy. Residents wish to retain their cherished open spaces. In order to achieve “smart growth” objectives here, there will have to be an accommodation. There needs to be a balance between development and open space that will encourage residents to remain here; otherwise they will move to newer growth areas or seek “breathing space” above the URDL. This would defeat the purpose of community conservation, which seeks to revitalize older areas and keep their population from moving elsewhere.

There is another kind of development taking place here that should be noted and encouraged. In many older neighborhoods there is ongoing renovation, restoration or remodeling of existing homes and this is taking place on a substantial scale. Many homes have even been gutted and rebuilt, while others have had substantial additions. As residents of this area, the community association members anecdotally report a high frequency of this type of construction. This is a positive sign of reinvestment in the community and a desire to continue living here.

### **GOAL 1: Maintain our Community Conservation area, which is largely built out and has a well established physical and social structure.**

The following policies, which were adopted by the Baltimore County Council as a part of Master Plan Baltimore County 1989-2000, are applicable to this Community Action Plan and should be restated and reaffirmed:

**Action 1a:** Control the density, intensity, and quality of new development and redevelopment in older urbanized communities through selective down zoning and revisions to the Development Regulations.

**Action 1b:** Stop new development where infrastructure, services, and facilities are inadequate by expanding and upgrading the Adequate Public Facilities legislation.

**Action 1c:** Discourage the utilization of undeveloped land in favor of redevelopment in Community Conservation Areas and new development in Urban Centers.

**Action 1d:** Regulate private and public uses that may be detrimental to the economic and

social wellbeing of the Community.

**Action 1e:** Maintain or improve the quality of the existing housing stock.

**Action 1f:** As part of the implementation plans for CCAS, area specific growth caps should be considered where necessary to supplement adequate public facilities and zoning changes.

## II. B.

## LAND USE AND ZONING

### Background

Historically, Zoning has been considered the primary land use tool that impacts our Quality of Life. It affects the traffic we encounter. It affects the trees and the green open spaces and the streams that we take for granted in the area in which we have chosen to live. It affects whether young people will come to live in and renew our community.

In recent decades, however, various development tools, such as Planned Unit Developments, have evolved that often "trump" actual zoning and create changes in the character of a neighborhood that would not have been possible under existing zoning. Zoning on a property that is inconsistent with current needs when it remains undeveloped, is often left in place because of benign neglect, thus creating a threat to the surrounding communities in the future. As a mature neighborhood that is recognized as entitled to conservation protection, it is important that existing zoning, particularly on undeveloped parcels and older developments on larger lots with the potential for redevelopment, be examined to be considered for different zoning, and that it be recognized that time alone does not give rise to "vesting." It is particularly important that an appropriate zone be given serious consideration to be placed along Old Court Road to maintain the rural character of that road, which has been designated a "Scenic Road" and is in danger of losing that quality. It should also be considered in addressing the downstream flooding problem in the old Dumbarton subdivision, and as a possible palliative to the threat of loss of those remaining institutional open spaces that have enjoyed tax benefits all of these years—notably: the Suburban Country Club, and the Druid Ridge Cemetery.

Striking a balance between Development and Quality of Life is the purpose of this section, and many of the issues at stake are governed by laws and statutes imposed by the State and Baltimore County. For more specificity, the Goals and Actions are listed after each commentary.

The topics covered are as follows:

1. Land use in our Community Action Plan (CAP) area: A description of the neighborhoods within our community, and their interaction.
2. The elements of land use: An appeal for the zoning process to be significantly defined by the Master Plan 2020, and the Communities involved.
3. The study area and the Baltimore County zoning map: Zoning history since 1970 and the proposed equivalents today.
4. An overview of present residential zoning: The zoning density that is appropriate in areas across our community.
5. The special case of the Arundel Quarry development, and the better product achieved by the developer and the Community working together on zoning issues.
6. Environmental issues: The environmental and safety issues involved at the Arundel Quarry development site and its impact on our stream corridor.
7. Open space in the Community Action Plan (CAP) area: The need to maintain present zoning density levels until the effect of the Greenspring Quarry development can be fully evaluated.
8. "Smart Growth" and "Community Conservation": Comments on these terms, and a proposal to protect the unique "rural type" areas within our boundaries.

## LAND USE IN OUR COMMUNITY ACTION PLAN (CAP) AREA

**Definitions:** For purposes of land use in the study area various terms will be used that are defined as:

**Study Area or Community** is the entire Community Action Plan Area (sometimes "CAP Area").

**Neighborhood(s)** are the areas within the CAP Area that link together. These linkages are based, not simply on housing types, but also on commonality of schools, history, alliances in land-use controversies, shopping center preferences, (which become casual meeting areas), road and traffic impact, and undeveloped corridors.

**Subdivisions** are the areas within our Neighborhoods that were completed at approximately the same time and share similar housing types, and frequently community associations. Since there are so many of these only those will be identified that have achieved recognition on ADC maps or the official Baltimore County Zoning Map. Other subdivisions are recognized and known by name. While not comprehensive, these have been listed in italics next to the communities in which they belong.

The Identification of Neighborhoods, and their approximate boundaries

The following Neighborhoods with their component Subdivisions beginning from the city line and moving north have been identified:

1. **The Smith - Mount Washington Neighborhood:** This is an area that begins with the county line in Mt. Washington and extends along Smith Avenue to the development known as Ranchleigh on the south and the corner of Old Pimlico Road on the north. Mostly mid to high density housing, except for the Park at Mt. Washington.

Included Subdivisions: Copper Hill, Bonnie Ridge, Broadview, Falls Gables. A recent significant addition is The Parke at Mount Washington – formerly the Bonnie View Country Club, this property was subdivided into a community of single family homes. It is divided across Smith Avenue and has an active homeowners association and has brought many young families into the area.

2. **The Smith-Greenspring Neighborhood:** This is an area that begins on the city line at Edenvale Road, extends north of Smith Avenue and then down along Seven Mile Lane and back to the city line. It encompasses some multi-family housing but is primarily single family.

Included Subdivisions: Ranchleigh, Pickwick, (*Mt. Washington Estates, Forest Green, Meadowwood, Summit Park, Valley Stream, Indian Village, Marnat, Labyrinth and Greenspring Manor*).

3. **The East Greenspring-Pimlico Road Neighborhood:** This is an area that begins on the East Side of Greenspring Avenue just north of Lightfoot Drive, extends north to Valley Park Drive, and then East below Park School to I-83, and then west and south

along both sides of Old Pimlico Road to approximately Green Summit Road. Because of the uneven impact of Pimlico Road and Greenspring Avenue, its diversity of housing types, the presence of rental apartment developments, and the newness of some of the subdivisions, this is a neighborhood with fluid boundaries. For that reason, we have divided this into the potential community of interest as well as housing types.

Included Subdivisions:

- A. Greengate, Summit Chase (*Ashton Woods, Moore's Valley*) - Both Greengate and Summit Chase contain roadways that traverse from Greenspring to Pimlico Road. As a result, any major impact to either Pimlico Road or Greenspring Avenue will affect both of these subdivisions. Greengate and Summit Chase both contain large numbers of single family housing, have active communities and commonality of interests.
  - B. Greenspring East is exclusively oriented to Greenspring Avenue. While there are a number of single family homes, it is largely town houses and multifamily condominiums.
  - C. Rockland Run, Twin Ridge, Brookside, Jones Valley, and The Falls are all oriented to Pimlico Road. Rockland Run and Twin Ridge contain rental units, which make them more appropriately viewed as having owners with commercial interests. Jones Valley, Brookside and The Falls contain high density housing and share some orientation with the Smith-Mt. Washington area.
4. **The East Old Court Road Neighborhood:** This is the area that begins at the intersection of the Jones Falls Expressway and the Beltway, extends south along I-83 to Old Court Road and then west along Old Court Road encompassing the housing that is served by the road until it reaches Greenspring, then north on Greenspring returning to the Beltway Interchange. The identified subdivisions are Rockland (The Risteau) and Brightwood. Mostly single family homes on large lots, built along a Scenic Byway.
  5. **The West Old Court Road-Park Heights Neighborhood:** This is an area that begins at the west side of the Greenspring Avenue, Beltway Interchange and extends West along the Beltway to the Park Heights Avenue interchange where it extends south to Smith Avenue and north to Midfield including houses on both sides of that road, over to Lightfoot Drive and north back to Old Court Road traversing both the north and south sides of Old Court Road eastward to Greenspring Avenue.

Historically Included Subdivisions: Eden Roc, Helmsley Court, Stevenson Crossing, Longmeadow Estates, (*Fields of Stevenson*), Dumbarton Heights, Dumbarton (*Dumbarton Improvement, Dumbarton-Stevenson, Stevenson Crossing, Stevenson Post, Stevenson Village Condos, Stevenson Commons Condos, Old Court Greenspring, Enclave I & II, Greater Midfield, Wellwood*). Most of these subdivisions and associations are made up of single family homes and condominiums, with strong, active community associations and most belong to community umbrella groups.

6. **Quarry Lake:** This is a new subdivision that grew out of a set of covenants between the Arundel Quarry and the surrounding neighborhoods. It consists of two sets of condominium development The Highlands, which is potentially 10 mid-rise buildings of 28 units each, and the Bluffs, which is potentially 5 mid-rise buildings of 48 units each. There are also 83 single family homes. They have individual as well as an umbrella Community Association, which is already active in larger community affairs.
7. **The Stevenson Neighborhood:** This is the area north of the Beltway, between the Beltway and our northern boundary, a line starting from Park Heights and running north of Eccleston Station Road (a private panhandle driveway), then south of Hillside Road and along Bridle Ridge Lane to Greenspring Avenue.

Included Subdivisions: Anton North, Anton North Section 2, Anton Woods, Garrison Farms, Long Meadow West, Cranwood, Glenmar, Keyser Woods, and Halcyon Gate (*Woodvalley, Regency Park, Stevenson Ridge Halcyon*). These are all single family homes.

8. **Areas in our Study Area not included in Neighborhoods** are either undeveloped land, woods and greenways, or because of commonality of interests properly belong in a larger Neighborhood not in our study area.

## **THE ELEMENTS OF LAND USE**

Historically the zone placed on a property or area along with the regulations applicable to that zone determined the use and appearance of the development within the zone. However, it is now recognized that this is no longer the case. Uses totally inconsistent with what traditionally could be developed have gradually appeared over the last decade, and the development process itself has become inextricably intertwined with the traditional zoning process. Added to this have been procedures found not in the development or zoning regulations, but in the Baltimore County Code itself.

While changing a complex zoning process is not within the purview of this Community Action Plan, a simple remedy does exist – to give more weight to such plans in zoning and development decisions.

The State of Maryland strengthened the significance of the Master Plan by SB280/HB 97, the Smart and Sustainable Growth Act of 2009.

**GOAL 1: Assistance, tools, and resources should be provided to community groups and the public in order to understand and deal effectively with the complexity of land use issues proactively and defensively.**

**Action 1a:** A committee should be formed to investigate giving the Master Plan more weight in the planning, zoning and development process.

**Action 1b:** The County should add a Land Use Ombudsman, which could be in the office of People’s Counsel, to act in matters in which the People’s Counsel does not intervene as a resource for information and legal interpretation for communities.

**Action 1c:** Community groups should be consistently given specific notice and information about issues occurring in their area. While this information is sometimes forthcoming, community representatives who have not received proper notice, should have the prerogative to request delays until they have had sufficient time to investigate the matter.

## **THE STUDY AREA AND THE BALTIMORE COUNTY ZONING MAP**

### **Zoning Types**

Although, as discussed above, there are many facets to land use, the underlying defining character of land use remains the Zoning Classification. This plan uses conventional delineations of Low, Medium and High Density to describe the area. In what follows, we have also tried to bring to these categories some of the history surrounding their development so that what is in place today can be understood in its own historic context.

For purposes of the Greenspring/East Pikesville Community Action Plan,  
Low Density is DR 1, DR 2, and any of the RC Zones.  
Medium Density is DR 3.5 to DR 5.5  
High Density is DR 10.5, and DR 16

### **Development in Low, Medium and High Zones**

The development in our communities must be looked at in the context of the zoning regulations in force at the time of development in order to understand comparability or the lack thereof. Three time periods and the significant differences as applied to our Low and Medium Density Zones have been defined.

**The Pre-1970 developments:** Prior to the adoption of zoning in Baltimore County in 1945, the area known as Dumbarton was developed on large lots of generally 2 to 3 acres. In addition, a number of estates existed along the Old Court Road area from Falls Road to Stevenson on large acreage parcels. After the introduction of the zoning regulation most of the subdivisions in our communities were built under DR 1 and 2 in the East and West Old Court Road and Stevenson Neighborhoods. Significantly those zones at that time (1955 to 1970) mandated that the minimum net lot area per dwelling unit would be 40,000 square feet for DR 1 and 20,000 square feet for DR 2. In the Smith-Greenspring Area, which is characterized more by DR 3.5 and DR 5.5, there were minimum lot sizes of 10,000 and 6,000 square feet respectively. The net effect of these requirements was that land was often left behind creating either actual open space or the feeling of spacious open areas.

**The 1970 through 1992 developments:** Finding that the maximum number of dwelling units permitted on residential tracts were not being utilized; in 1970 the regulations were changed to eliminate the minimum lot size in a subdivision on parcels that allowed density greater than 6 lots. This, along with the requirement that areas be carved out for storm water management, had far reaching consequences on the appearance and lot sizes in subdivisions built during this

period. In addition, if there was enough density great flexibility was given to housing types within zones. It would be fair to say that subdivisions during this period built under DR 1 are more comparable to pre-1970 subdivisions built under DR 2; that DR 2 is more equivalent to DR 3.5 and the DR 3.5 is more equivalent to DR 5.5. Except for subdivisions in the East Greenspring - Pimlico Road area, there was little developed in our study area applying these regulations.

**Post 1992 development:** Recognizing that the quality of development under the 1970s regulations did not meet modern expectations, an attempt was made in 1992 to find a middle ground. Although not reverting to minimum lot sizes, the current regulations provide some relief within the confines of permitted housing types and flexibility through the use of the PUD and the Special Exception. These tools if properly utilized, permit developments to provide greater open spaces, better design, and amenities for their residents. The Comprehensive Manual of Development Policies supplements and complements these regulations.

A clear example of the problem is a development proposed in 2009 in a DR 1 zone on Old Court Road, where the lot sizes would have been half an acre, while the adjacent homes, built to the pre-1970 R40 code, were over an acre. Clearly, the proposal is not compatible with the lot sizes in the surrounding neighborhood, yet technically it meets the zoning criteria.

**GOAL 2: A recurring theme of the Community Action Plan for Pikesville-Greenspring is that there should be a sufficient variety of housing types to meet the needs of multi-generations and multi-socio/economic levels. A second recurring theme is that these goals MUST be supplemented with the need to retain the "green" character of our community and reach out to retain existing open space - always recognizing that the serious deficit of public open space must be met. This means that not only should there be opportunities for lower to medium priced housing, which we have been successful in achieving, but the "estate character" of Old Court Road that offers an alternative close to the city for those not wishing to live far out in the suburbs must also be preserved. These two goals act in tandem to help assure that Pikesville Greenspring remains both a green community and a community that reflects the entire spectrum of our society. It is with these goals in mind that we recommend Actions 2a, 2b, and 2c.**

**Action 2a:** Rezone the Old Court Road Corridor and the area west of Park Heights Avenue between Slade Avenue and the Beltway to an appropriate zone that will protect the character of the area.

**Action 2b:** Baltimore County should develop a new institutional zone that allows institutional uses without residential density.

**Action 2c:** Add a requirement in all residential zones that lot sizes in a proposed new development should be compatible with lot sizes in the surrounding neighborhood.

## **AN OVERVIEW OF PRESENT RESIDENTIAL ZONING**

### **The study area is predominantly comprised of individual single family homes:**

Included in this plan is a copy of the Greenspring/East Pikesville Community Action Plan Area: Zoning Map. While current zoning density does not always reflect historical development, the observer must be struck by two characteristics that make our community unique. The first is the diversity of housing types permitting families at all stages of their lives to stay here; and the second is the very low density of the area. While there are clusters of multi-family dwellings throughout the study area, the most predominant zoning classification is DR 1<sup>2</sup>, the second most common zoning in the area is DR 2, and there is a portion zoned RC 5<sup>1</sup>. Most importantly these areas all reflect the feeling of almost a rural area.

The rural conservation zoning northwest of our community has added to the rural character of the area. It has also, however, greatly intensified the pressure for development that would be out of character with our neighborhoods on the remaining open space areas.

### **Condominiums; Townhouses and Rental apartment units are available:**

There are only 4 pockets of high density DR 16 zoning located within the area.<sup>3</sup> One borders the city line touching comparable development (the Pickwick Apartments located north of Cross Country Manor et al. in the city). There is a large area along the 1-83 Expressway (Falls Gable, Falls Garden and the Lodge at Jones Valley condominiums, The Falls and Copper Hill townhouses, and Twin Ridge and Bonnie Ridge apartments<sup>4</sup>). Two others (Stevenson Village/Stevenson Commons<sup>5</sup> and Annen Woods condominiums and townhouses) are located on the edge of the Baltimore Beltway.<sup>6</sup> The fact that the rezoning of most of these parcels reached the highest appellate court in our state demonstrates the interest of the surrounding neighborhoods in maintaining their single family character. The line was finally drawn by the case of France v Shapiro, 248 MD 335 (1968) in which the court said, "...we agree, that a line must be drawn somewhere if an area of some 200 acres located in the heart of a neighborhood of substantial one-family residences is to be protected."<sup>7</sup>

Study of the map shows no DR 10.5 zone anywhere in our area!

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<sup>2</sup> Without great detail, the designations DR-1, DR-2, DR-3.5 refer to the number of residential density units per acre and are considered low density by the County.

<sup>3</sup> DR-16, which refers to 16 units per acre and is generally considered apartment house zoning.

<sup>4</sup> See Bonnie View Country Club, Inc. v. Glass, 242 Md. 46 (1966)

<sup>5</sup> See Beth Tfiloh Congregation of Baltimore City v. Blum, 242 Md. 84 (1966)

<sup>6</sup> See Finney v. Halle, 241 Md. 224(1966)

<sup>7</sup> A portion of this property was submitted for development in 2009 for 49 houses (Shapiro).

**The Medium Density Zoning was almost all built under Minimum Lot Size (pre 1970) Regulations and thus is also mostly single family on spacious individual lots:**

A significant amount of DR 3.5 and DR 5.5 zoning is located off of Smith Avenue. This is generally considered a moderate zoning density that permits townhouses and garden apartments. However, these lots were developed almost completely during earlier zoning regulations and the housing is primarily single family, detached, and some duplexes.

In recent years one modern townhouse development Greens at Smith built under current DR 5.5 regulations was also the subject of intense litigation and resulted in townhouses along Smith Avenue, adjacent to the Bonnie Ridge apartments.<sup>8</sup>

North of Old Court Road a parcel of DR 3.5 zoning contains the Stevenson Crossing and Stevenson Post townhouse developments, which were part of the trilogy that involved Annen Woods and Stevenson Village.<sup>9</sup>

**THE FORMER ARUNDEL QUARRY PROPERTY**

The background of the Arundel Quarry is described in the Historical Perspectives section of this document. Except for the very oldest homes, the Quarry predates most of the development that presently exists in the area.

Geographically, the quarry is near the center of the Greenspring–East Pikesville boundaries, and the development has turned the old quarry into an active mixed use Residential, Office and Shopping Center.

The zoning of this property has undergone a number of transitions since the project reclamation got underway, but an improved relationship and a contract between the developers and the Community enabled this to take place without the animosity that existed in earlier years, and in other developments.

**Details:**

The Arundel property originally spanned Greenspring Avenue south of Old Court Road, and contained 90 acres on the east and 268 acres on the west.

The east side was shown as mostly DR 2 on the 1980 zoning maps, the west side was zoned for heavy manufacturing (MH). Following an unsuccessful request by Arundel to obtain community support for higher density zoning on its property, they added a pungent asphalt plant to its other uses.

An agreement was finally reached that defined zoning and building limitations for the property east of Greenspring Avenue (known as Greenspring East), and for the property west of Greenspring Avenue (now known as Quarry Lake), as well as the cessation of quarry operations. This agreement involved a number of the surrounding neighborhoods, some individual homeowners, and the County Council. It was memorialized in a number of documents, including one known as the "Restrictive Covenant Agreement", and recorded in the land records in Baltimore County.<sup>10</sup>

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<sup>8</sup> This decision was unreported.

<sup>9</sup> See France v. Shapiro above.

<sup>10</sup> Liber 6853 Page 059.

### **Greenspring East:**

What the documents collectively provided was that the property on the east of Greenspring Avenue (between Old Court Road and the Moore Branch) would be rezoned from DR 2 to DR 3.5 and developed with 312 density units under the zoning regulations in force in 1984 and the development regulations in effect at the time of development. The development was actually built with 77 single family homes, 155 townhouses and 72 condominiums. It met the zoning regulations and the development regulations that were in effect at the time, but they are not those that are in effect today. Except for some buffer areas of single family homes, it is mostly garden type apartment condominiums and town houses without the amenities and open space that would be required today.

### **Greenspring West/Quarry Lake:**

On the west side, where the actual quarrying operations were taking place, Arundel, which was later sold to Florida Rock, promised to shut down its newly arrived asphalt plant and close its ready-mix concrete plant. Quarrying operations ended on December 31, 1999.

In March 2004, a contractual agreement was reached between the Community (PGCC Inc.) and the principals of Florida Rock, Beazer Homes and Obrecht Properties, covering all phases of the development. This Agreement was submitted at the Hearing Officer's Hearing, and was a key element to its approval.

In March 2005, Obrecht Properties approached the Community requesting a zoning change for the commercial area, and after much discussion, they agreed to revise the covenants and the zoning.

In February 2009, the Covenants and zoning were revised again, each time requiring and obtaining the unanimous consent of all the Covenant signers.

This area is now known as Quarry Lake and it encompasses 3 residential communities with 83 single family homes and 510 condominiums, a commercial area with shops, four office buildings, multiple restaurants (two expected to overlook the 40 acre lake), the 7 acre Bluestone Park with a gazebo and observation area, a clubhouse, and 24 acres of Environmental Open Space around the South Tributary of the Moore's Branch (see also the section on Commercial Areas).

## **ENVIRONMENTAL ISSUES**

There are many environmental concerns associated with the reclamation of the quarry property. Many of these are identified in more detail elsewhere. For example, the quarry lake is 40 acres in size, is over 400 feet deep, and has a dam at one end. The community has expressed concerns about the safety of such a large body of water in the event of a major storm, and the influence that controls on stream flow can have on the environment, both at Quarry Lake and downstream.

### **GOAL 3: Minimize any adverse environmental impact from the Quarry development.**

**Action 3a:** Monitor the flow of water, environmental issues, and the health of wildlife in the lake and surroundings areas, as well as in the South Tributary, and the Moore's Branch.

**Action 3b:** Continue contacts with all government agencies that can provide resources and assistance to monitor the structure and operation of the Quarry dam, the siphon, the pipe by-pass (if still in operation) and the Moore's Branch stream restoration. Assure that the pipe by-pass remains available in the event of a possible future drought.

**Action 3c:** Monitor that trash floating on the surface of the lake is removed on a regular basis.

### **OPEN SPACE IN THE COMMUNITY ACTION PLAN (CAP) AREA**

PGCC has inventoried most of the large open spaces in the CAP Area. For the most part, the uses on these properties are well established institutional uses. Some of the grounds at the Public Schools are technically considered open space (though only available after school hours), and there are smaller parcels that residential developers have been required to provide since 1965 (or pay a fee "in lieu of" to the Department of Recreation and Parks). Details of these parcels are shown in Appendix VI-2 at the end of this report, and their total sum is 92.3 acres. There are two regional parks (Meadowood and Robert E. Lee) outside the area but within driving distance. While they provide recreation, they do not contribute to the greening of the community.

While institutional uses do not count as formal Open Space, they do provide visual open space that preserves the feeling of openness that characterizes the Community and they should not be targeted or considered as potential infill. We welcome the preservation in an Agricultural Trust of 92.3 acres of the Hidden Waters property on Old Court Road, the 7 acre Bluestone Park, the one acre tot lot, the expansive waterfront of Quarry Lake, the 92 acres from the schools and developers' open space, and the 1/3 acre surrounding Ft. Garrison, but these 192.6 acres plus an allocation for the Regional Parks, fall far short of the 627 acres of public Open Space we should have in our area per the standard set in the Maryland Land Preservation, Parks and Recreation Plan 2009.<sup>11</sup> We would like to see more action to preserve the visual Open Space we currently have, try to make it more accessible to the public, and provide more open space wherever possible.

The Community wants to see the scenic and historic Old Court Road corridor retain its rural character as a designated Scenic Byway, and receive the maximum amount of protection both from zoning, and to the extent there is any, the development process (see Goal 2).

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<sup>11</sup> Maryland LPPRP section III-98 Default Acreage Goal: 30 acres per 1000 people of population

**GOAL 4: Obtain additional public Open Space in the Plan area.**

**Action 4a:** Require developers to comply with Open Space requirements and provide public open space and/or other amenities to the surrounding community.<sup>12</sup>

**Action 4b:** Encourage property owners to donate portions of their property as Open Space, through small land trusts such as NeighborSpace of Baltimore County.

**Action 4c:** Should any suitable tracts of land become available, wherever possible encourage the County to obtain them as public Open Space.<sup>13</sup>

**"SMART GROWTH" AND "COMMUNITY CONSERVATION"**

A general land use designation "UC" (Urban Conservation) should be considered (as recommended in the Sudbrook Park Plan) so as to recognize and protect the "rural-type" Open Space and Stream Corridors, which characterize this Community, and encourages people to remain here. This designation would help promote stability and residential re-investment in our older areas-and lessen pressures for northward migration above the URDL. "Quality of Life" issues must be factored into "Smart Growth" policies and appropriate modifications made; only then can the goal of livable Communities be sustained over time. This designation would cover areas cited in Goal 2, as well as targeted areas of special value or concern.

**GOAL 5: Create an Urban Conservation overlay district, and apply where appropriate.**

**Action 5a:** Identify those areas where such a designation is appropriate.

**Action 5b:** Work with the Planning Office to create and implement the proposal to be applied during the CZMP.

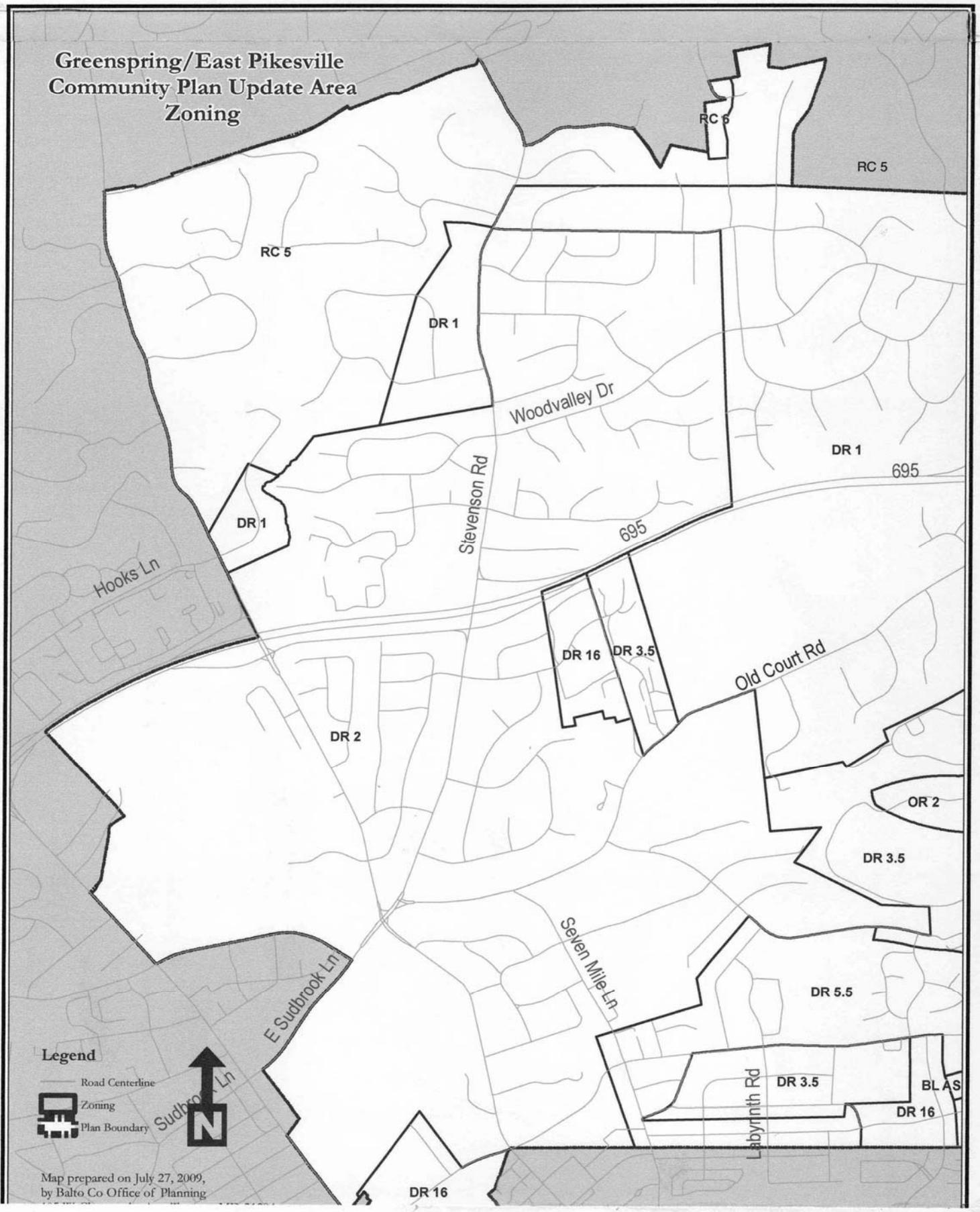
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<sup>12</sup>While it is recognized that it is more practical to pay a fee in lieu of Open Space for small developments, projects requiring 1/4 acre of Open Space or more should be required to provide the Open Space and some park benches, and the location selected to optimize the use as a pocket park by the community.

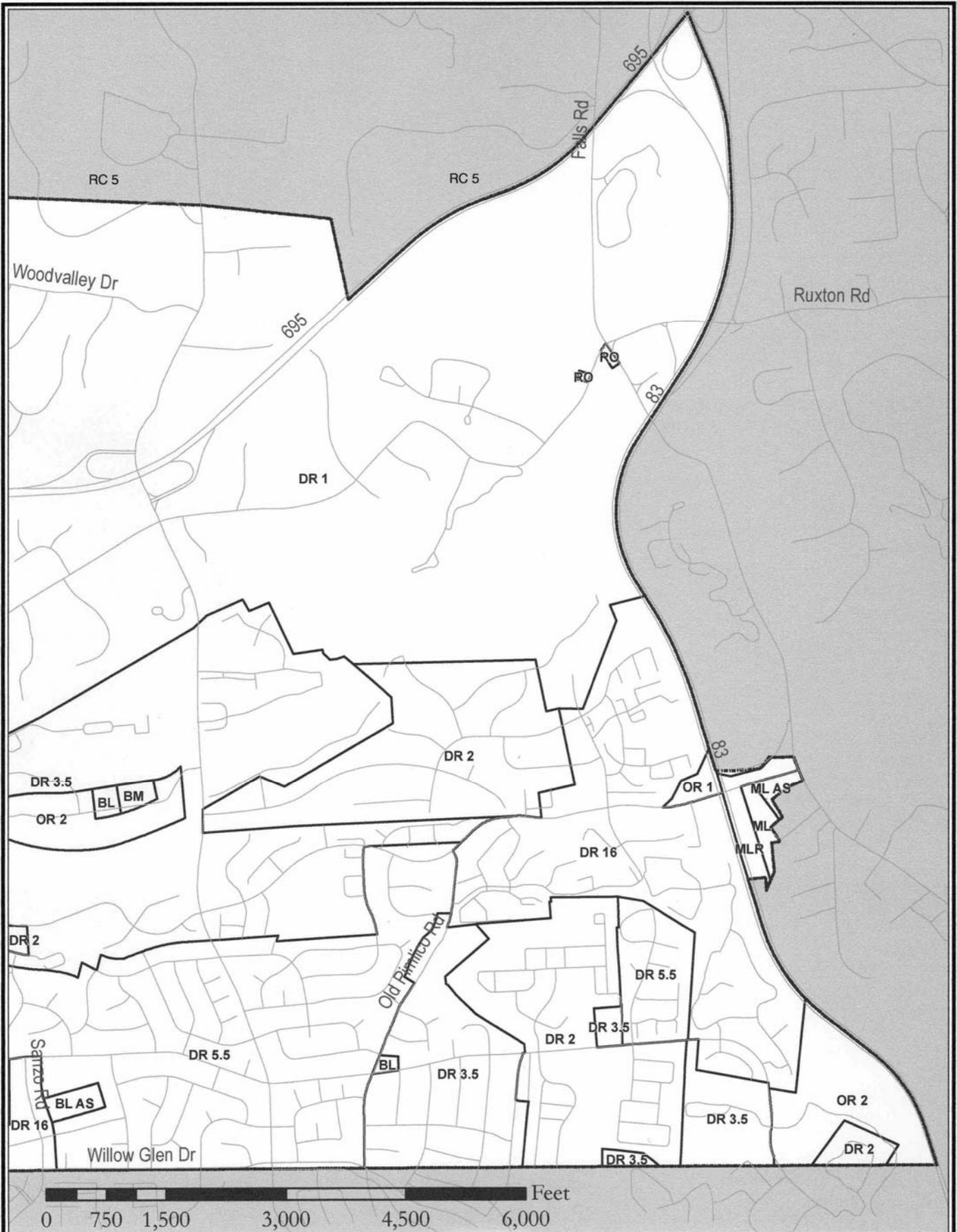
<sup>13</sup>A parcel available at the northeast corner of Slade and Park Heights could serve as public open space and become a western gateway to the Community.



**Greenspring/East Pikesville  
Community Plan Update Area  
Zoning**



Map prepared on July 27, 2009,  
by Balto Co Office of Planning



## II. C.

## ROADS AND TRAFFIC

### Local Roads

The majority of roads in the Greenspring/East Pikesville area are local roads, running through residential neighborhoods, containing single-family homes. The residents of these homes either park their personal vehicles on these streets in front of their homes, or in driveways and garages exiting onto these local roads. The streets themselves are used principally as a means of connecting these homes to other destinations. These streets are not intended to provide a route through the neighborhoods

### Collector Roads

Collector roads resemble local roads in the sense that they too are lined with private, single-family homes, with the residents of those homes parking on these secondary roads or on driveways or in garages. But these roads also provide a route through the neighborhood to other local, collector or arterial roads.

Examples of collector roads would be Seven Mile Lane, part of Old Pimlico Road, Sugarcone Road, and Stevenson Road.

### Arterial Roads

These roads can be described as being principally for the purpose of moving traffic through a neighborhood to or from local or collector roads, to destinations either within the Greenspring/East Pikesville area or out of the Greenspring/East Pikesville area entirely.

There are three categories of Arterial roads, minor arterials, principal arterials and interstate principal arterials.

Minor arterials may have homes with direct access to them, but principal and interstate principal arterials do not have direct access. Most local, collector and minor arterials are typically County Roads, whereas principal and interstate principal arterials are owned and maintained by the State the exception being Old Court Road, which is a State Road. Different sections of the same road may have different categories. Examples of roads in the community with these designations are:

**Minor Arterials:** Smith Avenue, parts of Greenspring Avenue, Green Summit and its continuation to Old Pimlico Road, Old Court Road and Park Heights Avenue.

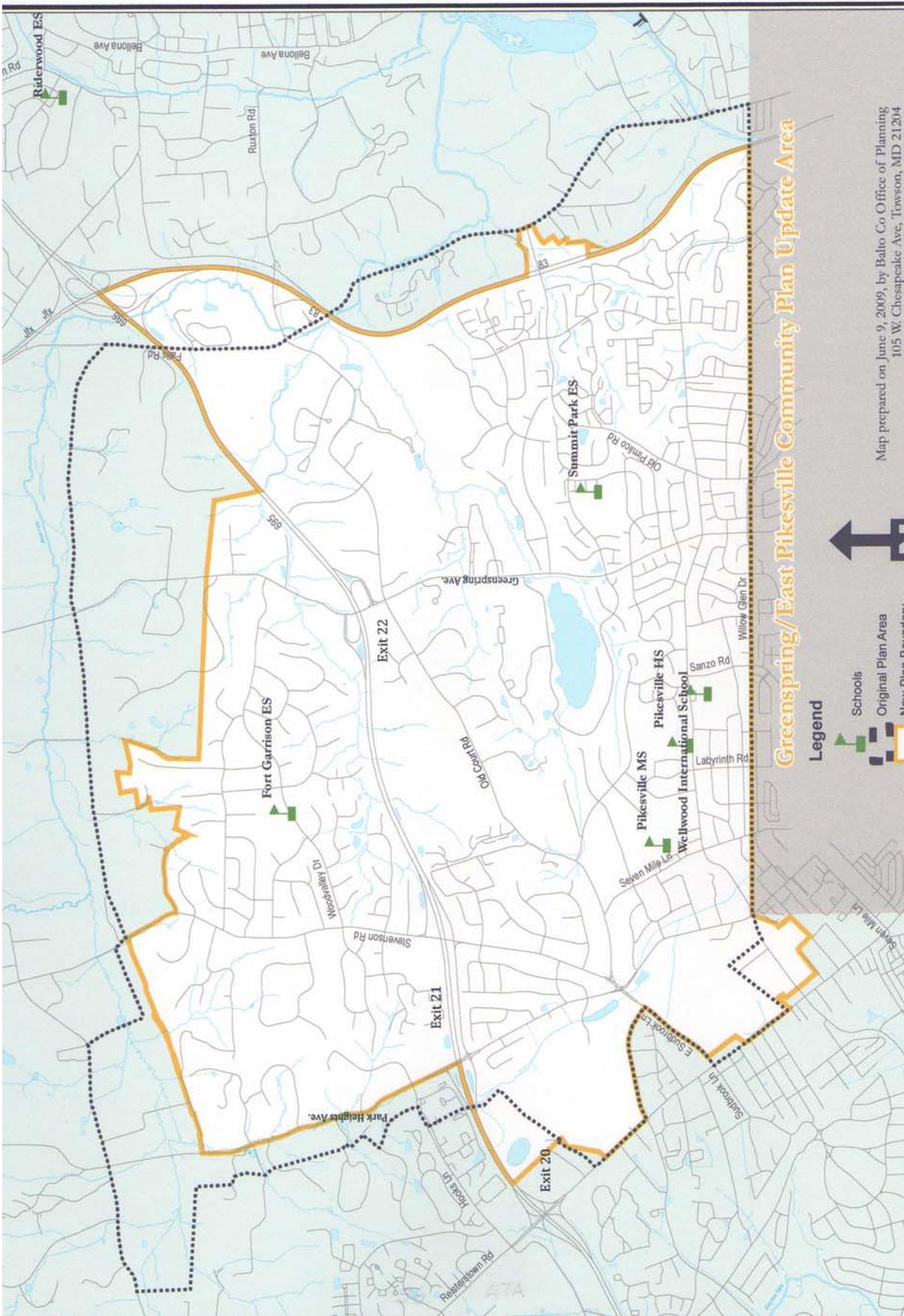
**Principal arterials:** Reisterstown Road, and Greenspring Avenue from the Beltway to Green Summit.

**Interstate Principal Arterials:** The two interstate principal arterial roads in the Greenspring/East Pikesville area are:

**Interstate Principal Arterials:** The two interstate principal arterial roads in the Greenspring/East Pikesville area are:

The Jones Falls Expressway (I-83), which runs north and south through the eastern edge of the plan area.

The Baltimore Beltway (I-695), which runs in a slightly diagonal east-west path through the geographic center of the plan area.



Map prepared on June 9, 2009, by Balto Co Office of Planning  
 105 W. Chesapeake Ave, Towson, MD 21204

The Jones Falls Expressway can be accessed from the plan area, but only for traffic going south. The Beltway has three points of access from within the plan area. From east to west they are Greenspring Avenue, Stevenson Road and Park Heights Avenue. The Beltway and the Jones Falls Expressway intersect at the northeastern boundary of the plan area.

### **Bicycle paths and Pedestrian access**

There should be modifications or additions to existing roads to enable cyclists and pedestrians to enjoy scenic routes in a safe manner, and this is the objective of the Western Baltimore County Pedestrian and Bicycle Access Plan. Recommendations for our community are listed in the sections on "Sidewalks as linkage", and "Bicycle paths" as well as in Section II. F Commercial Goal 4. The Pedestrian and Bicycle Access Plan draft is available at [www.baltimorecountymd.gov/go/planning](http://www.baltimorecountymd.gov/go/planning).

### **Traffic and Development**

Most opposition to zoning and/or development elicits the same response: It will generate too much traffic! Maybe because this has become such a cliché, there is a saying that zoning battles are rarely won on traffic issues. This is unfortunate because traffic can have a significant impact on the character of a neighborhood.

Our roads, which are very much in character with our neighborhoods, are being strained, and this strain is increasing with the passage of time due to various factors, including the increasing number of cars per household.

### **The Pattern of Our Roads**

Increased road traffic is more significant in the suburban environment than in the grid pattern found in our urbanized city cousin at the edge of the study area. In the city, many streets provide alternatives to each other. The patterns of streets within the study area, however, were designed to prevent cut-thru traffic through the creation of dead ends, courtyards and cul de sacs. Therefore, when moving through the community to various destinations for any but the shortest trips there is no choice but to access the same, few through streets. For north and south, Stevenson Road, Park Heights Avenue, and Greenspring Avenue are used. For east and west, Old Court Road and Smith Avenue are used. These are roads where people live, where children play and wait for school buses, where bikers bike and joggers jog and people walk and which they must cross. They are neighborhood roads and they are the only way out of our developments to get a loaf of bread or see the doctor or ride car pool. When they are jammed or there is too much traffic, residents are left isolated in developments, not linked as a neighborhood.

### **The Growth of Our Institutions**

In addition to our residential developments the area has many schools and institutional uses described elsewhere in this plan. These schools and institutional uses have flourished in the nourishing environment of our community. They have grown, and they have generated more traffic, and the traffic uses the roads at about the same time of day as commuters. While the area

is fortunate to have such vibrant institutions, their impact must be considered in planning for the community.

### **The Impact of the Baltimore Beltway**

The Baltimore Beltway, which is a major corridor in Baltimore County, runs through the middle of the community, roughly parallel to Old Court Road. Because of the slow, double light intersections on Old Court Road (at Stevenson Road and at Park Heights Avenue), this road is generally avoided, and the Baltimore Beltway is often used as a local road.

When the Beltway becomes jammed, the opposite happens, and a substantial number of Beltway motorists use Old Court Road. When commuters are alerted by traffic reports of accidents or other traffic tie-ups on the Baltimore Beltway, detours are announced on the radio and drivers are told to use Old Court Road, Smith Avenue or Greenspring Avenue to reach the I-83 Expressway. Even narrow, windy Hillside Road becomes an escape route to Towson. These tie-ups cause overwhelming disruption of the area's local roads, and they are not infrequent.

### **The Impact of Northern Development**

As development occurs north of the community in the Valleys, and the area along the Reisterstown Road corridor north of Hooks Lane, it has caused increased trips downtown by way of the I-695 and I-83. Though the new bridge across the Beltway has greatly improved the traffic flow along Reisterstown Road, and into and out of the Beltway ramps, there are still motorists using community roads as a by-pass. They are taking Hooks Lane to Park Heights Avenue to Old Court Road (sometimes via Autumn Drive and Stevenson Road) to access the Greenspring Avenue Beltway entrance, or following Old Court Road directly to I-83. A Maryland State Highways traffic study also shows a large amount of traffic at the Greenspring interchange coming from the north.

### **The Impact of Newer Developments on Existing Residential Areas**

Planning for future development in the area plan must take into account the impact that it will have on traffic on local and collector roads. Development in Summit Chase has not burdened the secondary roads in that area, since Old Pimlico Road was totally reconfigured for the development of Summit Chase, and Green Summit Road was created just to serve that development and relieve traffic in the older adjacent neighborhood of Greengate. This new development has not burdened the local roads, but has resulted in a higher volume of thru-traffic causing it to become a significant traffic corridor from Greenspring Avenue to Falls Road. This has led to high speeds and accident rates, especially at the corner of Old Pimlico and Rockland Hills Road.

Development in the Community Action Plan area should not be approved until responsibility is assumed for creating or improving collector roads that would serve the development. Local roads in the vicinity of new development should not be viewed as a shortcut to that goal. Dead end streets such as Lightfoot Drive, Midfield Road, Sugarcone Road, and Timberfield Lane should be recognized as established, desirable barriers to traffic.

## **Sidewalks**

A considerable number of the local roads within the Pikesville/Greenspring plan area lack sidewalks, but the results of the survey conducted for this Action Plan show that many residents without sidewalks want their roads to remain that way.

Most of the local roads that lack sidewalks are in the northern part of the plan area, roughly beginning at Old Court Road.

A number of **collector** roads have few or no homes directly located along the road; the absence of sidewalks on these collector roads makes pedestrian travel difficult and dangerous, and encourages the use of automobiles for all trips from home. Sidewalks and/or jogging or cycle paths should be considered where they would alleviate the danger to these activities along these roadways.

## **Intersections**

The level of traffic on the vast majority of local roads poses no problem for residents or users of these roads. This is not true for the area's collector roads. The intersections of many of the area's collector roads can become extremely congested during rush hour traffic, and there are a few locations where the problem is not only one of delay but is one of safety.

### **Greenspring Avenue, Old Court Road and the Beltway**

This intersection is one of the most problematic in the area, though substantial improvements have been made as a result of the anticipated increased flow of traffic to and from Quarry Lake. Unique problems with this intersection that are not capable of easy resolution are:

- Traffic frequently backs up on the exit ramp, and occasionally comes perilously close to backing up onto the Beltway itself. This has improved with the construction of an additional lane as the ramp approaches Greenspring Avenue. Once southbound traffic can pass through the Greenspring/Old Court intersection, there is no further problem with traffic flow on Greenspring Avenue until Smith Avenue.
- Frequently, Beltway traffic diverts onto the southbound Greenspring Avenue exit. This is done as a way of using Old Court Road as an alternate route to the Jones Fall Expressway, or even using Greenspring Avenue as an alternate route to pick up the Jones Falls Expressway further to the south (Northern Parkway, Cold Spring Lane).
- Eastbound traffic on Old Court has a difficult time getting through the Greenspring Avenue intersection, since many cars need to travel north to enter the Beltway and there is only room for a very short turning lane. Traffic can be backed up for half a mile when schools let out.

Two private schools are located on Old Court Road on either side of Greenspring Avenue. Park School is located 1 mile to the east, and Beth Tfiloh Community School is located 1.4 miles to the west. At the start and end of the school day, a high volume of traffic, composed of students

being driven to and from their schools either in busses or car pools, move through this intersection during a short period of time. This traffic added to the normal flow, causes the intersection to reach or exceed its capacity.

### **Road Deterioration**

In the Community Survey conducted in 1999 (see section III. C.), damage to roads, sidewalks and curbs was the 3<sup>rd</sup> leading complaint (after traffic and lack of open space). Though there have been improvements in some areas, other roads, such as Barton Oaks and Overbrook, have experienced 10 more years of wear, and are full of potholes.

### **Road Safety**

Though roads in our area are considered relatively safe in comparison with others elsewhere in the County, the accident rates at some intersections are significantly greater than others. A listing of the number of accidents over a period of 7 years at some of our more significant intersections are shown in Appendix VI-1.

### **Improvements**

We sincerely appreciate the Improvements that the Maryland State Highway Administration and Baltimore County have made in the area particularly to Greenspring Avenue and its intersection with Old Court Road to accommodate the induced vehicular growth.

The Maryland State Highway Administration, funded by the developer, has added an additional lane to Greenspring Avenue between the Beltway and Old Court Road, and then south of Old Court Road, almost down to Valley Park Drive.

The issue of eastbound traffic on Old Court, turning north into Greenspring and the Beltway ramps still needs to be resolved.

**GOAL 1: Assure that any increased traffic along the Old Court, Greenspring Avenue and the ramps to and from the Beltway does not create a safety hazard.**

**Action 1a:** Require that any proposed development in the area demonstrate how they will assure that vehicle growth will not impede safety, health and the quality of life in the Greenspring/East Pikesville area.

**Action 1b:** Continue bi-annual meetings between the Community and State and County traffic experts to review traffic problems and opportunities for improvements.

### **Old Court Road Corridor**

The section of Old Court Road between Greenspring Avenue and Falls Road, a "Scenic Byway" minor arterial road running along the eastern boundary of the plan area, is greatly affected by Beltway overflow.

**The intersection of Old Court Road and Falls Road** was constructed when horse drawn vehicles were in use. When traveling East on Old Court there is no room for a left hand turn, because construction would damage part of the Historic District, but an added turn lane on Falls Road has helped. The intersection's shortcomings are most evident when Old Court Road is used as a Beltway diversion, producing a particularly adverse effect on the Park School's egress onto Old Court Road.

It is not the wish of the community that Old Court Road become a viable alternative to the Baltimore Beltway. Improvements to the road and/or the Falls Road intersection will only be followed by more traffic and will negatively impact the scenic quality of Old Court Road and adversely affect our community.

Though Old Court Road, between Park Heights Avenue and Greenspring Avenue, operates at a Level of Service (LOS) "E" (poor) during peak hours (data from SHA), there is no strong Community sentiment to correct this situation, except at the intersection with Greenspring Avenue.

**GOAL 2: Maintain Old Court Road in its present historic configuration and cross section, including the Falls Road intersection.**

**Action 2a:** Meet with Maryland State Highway Administration and share with them the community's concerns.

**Action 2b:** Note that State Highway Administration architectural and site design guidelines apply to new developments along Scenic Byways (see section on Scenic Byways).

**Intersections that require studies:**

**Old Court Road and Seven Mile Lane**

A traffic signal at the intersection of Old Court Road and Seven Mile Lane was designed to improve that intersection, which is near to Pikesville Middle School and therefore faces the problem of school-related congestion. Traffic that would have moved through the intersection before at its own pace is now constrained by the signal sequencing. Vehicles traveling West on Old Court Road are still delayed by a single car waiting to turn left into Seven Mile Lane. A study should address the best timing for this busy signal, as well as a possible "Yield" sign for right hand turns.

**Greenspring Avenue and Smith Avenue**

The traffic light has had turn arrows added, which have significantly improved the traffic flow at this busy and previously hazardous intersection.

**Smith Avenue and The Parke at Mt. Washington** is a location becoming increasingly difficult to exit in times of high traffic on Smith Avenue. The Community urges a traffic light at the corner of Smith Avenue and Pebble Brook Road as soon as it can be justified. This will have the

additional benefit of enabling parents and children to cross Smith Avenue safely from the tot lot located at the northeast corner of this intersection.

**Old Pimlico and Rockland Hills Drive** has been the scene of a number of accidents owing to the poor visibility and speeding drivers along Old Pimlico Road. The County is proposing a round-about and traffic islands at this intersection to slow down traffic and make it easier for pedestrians to cross the road. The Community urges the County to come up with a solution to this problem at the earliest opportunity.

**Sugarcone Road and Greenspring Avenue** is a hazardous and difficult intersection, though it has improved with the introduction of the traffic light at Quarry Lake. However, it is still hard to find breaks in the traffic to turn left from Sugarcone into Greenspring Ave., and repeated requests for a traffic light have been denied. This situation should be monitored with the increasing traffic expected from Quarry Lake, and consideration given to having the traffic lights on Greenspring Avenue synchronized to provide the necessary traffic breaks.

**Greenspring Avenue and Woodvalley Drive** is also a safety issue. Woodvalley Drive is a narrow country road where it intersects with Greenspring Avenue. Greenspring Avenue traffic travels at a high rate of speed and there is limited visibility at the corner for a car entering Greenspring Avenue from Woodvalley Drive.

**Park Heights Avenue** has some portions south of the Beltway that operate at a Level of Service (LOS) "E" (poor) during peak hours (data from SHA), and accidents at the ramp to the Beltway appear to be high (see Appendix VI-1).

**GOAL 3: Identify and improve those intersections and roads that pose the greatest problems of traffic congestion and safety.**

**Action 3a:** Have the State Highway Administration and/or the Baltimore County Roads Department develop a plan to relieve congestion at the intersection of Falls Road and Old Court Road, without threatening that intersection's historical integrity.

**Action 3b:** Identify any other locations where traffic flow and safety can be improved, such as the intersections of Greenspring Avenue and Sugarcone Road and Woodvalley Drive, and develop and carry out improvements.

**Action 3c:** Implement proposal to add a traffic circle and traffic islands at the intersection of Old Pimlico and Rockland Hills Drive.

**Action 3d:** Request study to improve traffic flow on Park Heights south of the Beltway and at the Beltway entrance ramp.

**Action 3e:** The community requests installation of a new traffic signal at the corner of Smith Avenue and Pebble Brook Road because of the proximity to a tot lot.

## **Landscaping and Streetscaping**

With the exception of the intersections of Smith and Greenspring-where the Community maintains a small landscaped garden, the traffic islands on Greenspring Avenue, and the intersections at Old Court, Stevenson, Sudbrook and Park Heights, little recent attention has been given to aesthetic landscaping of streets and intersections.

- Most of the ancient oaks that once stretched along the north side of Old Court Road (in the vicinity of the historical properties now held by the University of Maryland Foundation, Inc.) were first severely pruned and then taken down completely to reduce the risk of branches damaging power lines during storms. These trees should be replaced with a variety that is decorative but not as tall, and less likely to present problems for the power lines.
- The Greenspring Shopping Center is well maintained, but the space presents a missed opportunity to create better landscaping. In particular, low bushes outside the street wall, and some trees on the parking lot that would not obstruct the view of the store-fronts, would enhance the identity of the Plaza.
- Similar landscaping, either in style or scale, could be installed at other major points of entry into the community, in particular at Old Pimlico and Falls Road, Greenspring and Old Court, and Slade Avenue at Park Heights. Property is available at the latter location that would provide a beautiful entrance to our neighborhood, as well as much needed public open space for our residents. Installation of pleasingly-styled street lights, special paving and other streetscape features can be an integral part of this process.
- SHA is aware of the landscaping problems associated with the I-695, Exit 22 at Greenspring Avenue Telecommunication Monopole Site, and is working with the telecommunication companies to complete and maintain the landscaping at this site.
- Continuous attention by government and residents is required to ensure that motorists' sight distances are not impeded by vegetation at intersections.

## **Scenic Byways**

Near our eastern boundary are sections of Falls Road at Old Pimlico Road and between the I-695 Beltway and the crossover with I-83. Falls Road is a designated Scenic Byway, and there are many historic homes in the latter area, particularly near the Old Court Road intersection. The Community is proud of these scenic, cultural and historic resources and notes that the State Highway Administration can provide funding and promotion for scenic roads, as well as restrictions on architectural and site designs for new development. For a copy of the SHA's Scenic Byways CSS Guidelines, go to:

<http://www.marylandroads.com/OED/CSS-3.pdf>.

## **Sidewalks as linkage**

Landscaping presents an aesthetic opportunity for the Greenspring/East Pikesville community, but there is a more practical aspect to this issue. As was mentioned before, a substantial number of the local, collector and minor arterial roads in the plan area lack sidewalks, and their

installation, where none now exist, would create an opportunity for pedestrian travel, to commercial or recreational destinations or even to create linkage between the neighborhoods that make up the Greenspring/East Pikesville area. Students at both public and private schools who live in proximity to their schools would be able to walk or ride their bikes instead of being driven in automobiles.

There is little consensus on this issue, however, since many residents of communities that do not have sidewalks prefer to keep it that way. Even in those areas where sidewalks are present, many require maintenance or improvement, and owners have been reluctant to do so. Even if cost were not a factor, acquiring the necessary land to build a sidewalk could be difficult (an example is Old Court Road, west of Greenspring Avenue).

The southern part of the area is home to a high concentration of religious families. On the Sabbath, many choose to rely on pedestrian travel to and from worship and other destinations in the community. Even local roads and their intersections should be considered for improvements where this would facilitate observance of religious obligations.

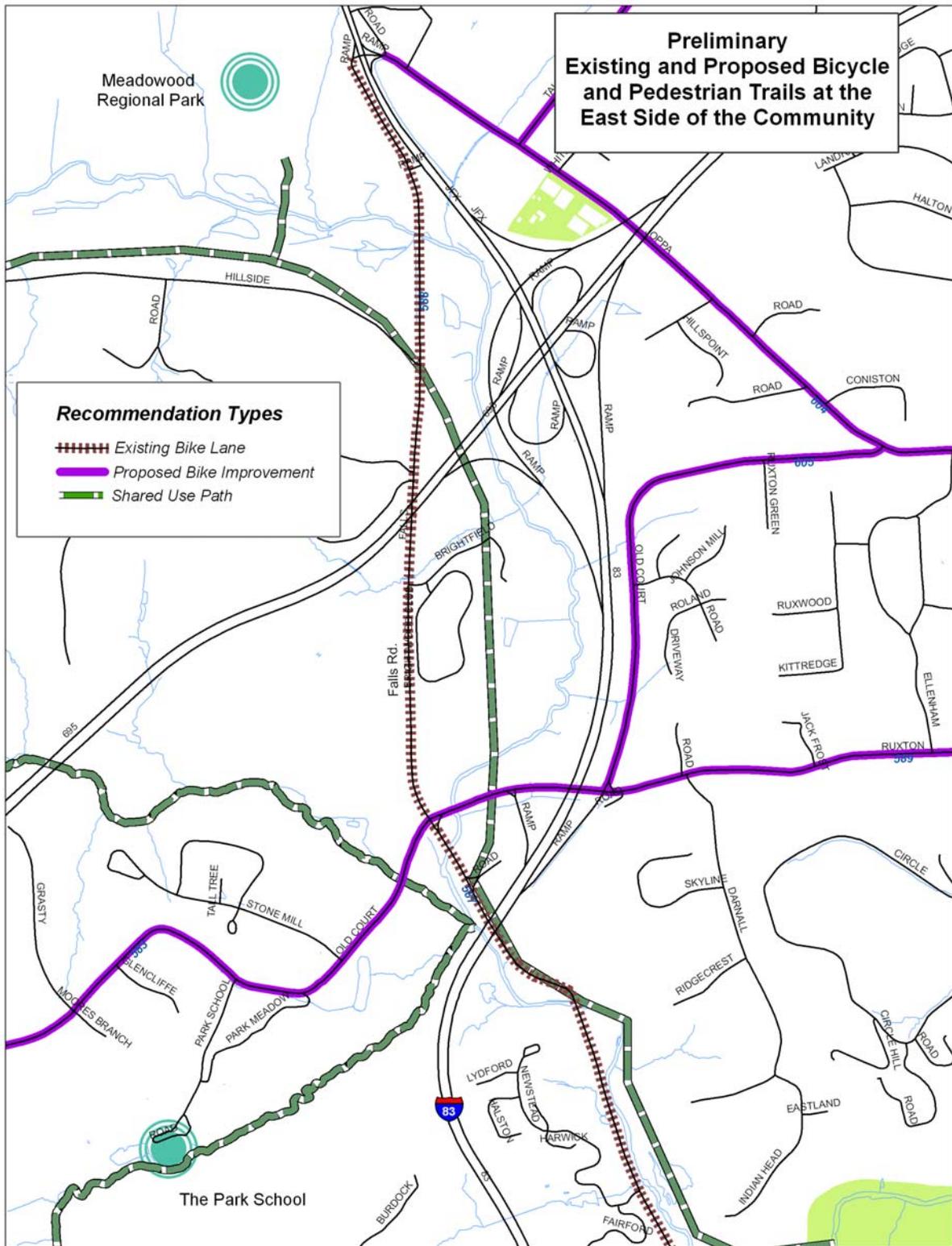
The Community supports sidewalks in principle as a means of promoting more walking within the Community as well as to and from and within shopping centers, but such factors as consensus and cost to homeowners need to be taken into consideration.

### **Bikeways**

There is increasing interest in developing bicycle paths both for recreational riders, and for residents anxious to reduce their reliance on the automobile, both for getting to work and shopping. The proposed bikeways in our area are as follows:

<b>Street</b>	<b>From</b>	<b>To</b>
Old Court Road	Reisterstown Road	Green Spring Avenue
Park Heights Avenue	Old Court Road	Green Spring Valley Road
Greenspring Avenue	Old Court Road	Baltimore City Line
Old Pimlico/Pimlico Road	Pimlico/Greensummit Road	Baltimore City Line
Smith Avenue	Seven Mile Lane	Baltimore City Line
Slade Avenue	Reisterstown Road	Seven Mile Lane
Stevenson Road	Old Court Road	Greenspring Valley Road
Sudbrook Lane	Reisterstown Road	Park Heights Avenue
Hooks Lane	Park Heights Avenue	Reisterstown
Greene Tree Road	Hooks Lane	Craddock

The map on the following page shows some existing and proposed bikeways. See also Section II. F Commercial Areas, Goal 4.



#### **GOAL 4: Provide sidewalks, jogging and bike paths where needed.**

**Action 4:** The County has completed an exhaustive study and produced a “Pedestrian and Bicycle Access Plan.” For the latest information and recommendations go to:

[http://www.baltimorecountymd.gov/Agencies/planning/community\\_planning/bikeped/westbikeped.html](http://www.baltimorecountymd.gov/Agencies/planning/community_planning/bikeped/westbikeped.html).

#### **Mass Transit**

No discussion of roads and traffic could be complete in a community that straddles the Beltway without referring to mass transit. The improvement of the availability of mass transit within the plan area can only have a salutary effect on traffic itself. The Greenspring/East Pikesville plan area lies between the only two mass transit systems available in the Baltimore metropolitan area.

The Metro is located west of the plan area, and the Light Rail is located to the east. The Light Rail stations in Mount Washington and Robert E. Lee Park are close to the southeastern corner of the plan area. This Action Plan is unprepared to make particular suggestions as to how these mass transit systems could be better used in conjunction with more conventional bus conveyance, but does recognize the value of these systems to the issue of roads and traffic, and observes that these systems are under-used within the area plan.

#### **GOAL 5: Create or improve transportation options that reduce reliance on automobiles.**

**Action 5a:** Install or improve sidewalks and bicycle paths on roads where they will increase opportunities for bicycle and pedestrian travel to commercial or recreational destinations, or will link neighborhoods.

**Action 5b:** Maintain or improve sidewalks on local roads where sidewalks enable a substantial portion of the residents to observe religious obligations.

**Action 5c:** Find ways to improve access or use of mass transit options.

#### **GOAL 6: Reinforce the aesthetic coherence of neighborhoods within the plan area.**

**Action 6a:** Reverse the deterioration of Old Court Road’s status as a scenic route.

**Action 6b:** Maintain existing landscaping at intersections and install landscaping of similar style or scale to other community entrances and intersections.

#### **The Impact of Traffic on Our Community**

Traffic planners concentrate on moving traffic. Tell them there will be three thousand, or six thousand more trips and they will devise methods to move that traffic through. A lane gets added, a bridge gets widened, a traffic signal is installed, an arrow put on the signal, a round about is devised, an acceleration, deceleration lane is created, a stop sign appears. It all helps move traffic. It does not address the social or environmental impact of increasingly high traffic counts.

Increased traffic adds noise, danger, pollution, and it fragments our neighborhoods. Perhaps, to some degree this is true of other neighborhoods. But, our community is uniquely situated as we have described above.

**GOAL 7: Require future development to respect established traffic patterns and where necessary bear the burden of creating new roads or improving existing ones.**

**Action 7:** Dead end streets should not be changed, and developments should not adversely affect local roads in existing residential areas.

**GOAL 8: Encourage a greater understanding and responsiveness to the traffic concerns of communities.**

**Action 8a:** Semi-annually meet with local and state officials and share our concerns.

**Action 8b:** Recognize that traffic impacts should be evaluated for all new developments, and appropriate measures taken.

## II. D. LANDSCAPING IN AN URBAN CONSERVATION AREA

**Background:** Ours is a "Green" community crossed by streams, open areas and woodlands that gives to this community its "sense of place" and unique character. Many neighborhoods, regardless of density, are noted for attention to their well-kept properties and profusion of ornamental plantings. In addition, we are both blessed and challenged by our natural areas and native wildlife—we are stewards of their future, but must also deal with the "pest factor" caused by loss or degradation of habitat.

**Purpose:** This section deals with the balance needed to enhance our homes and neighborhoods while protecting the future of our urban natural resources. The needs of small properties and townhouse owners are dealt with, as are special considerations for those living near woodlands or streams, the role of "natural" landscaping, exotic invasive plants, and living in harmony with wildlife.

**Level of Detail:** The purpose of the detail is to provide a central resource that can be readily accessed by developers and homeowners seeking to provide landscaping consistent with the goals of Urban Conservation.

**Streetscapes:** Reclaiming scenic streetscapes and creating others where needed is of great importance. Streetscaping along major roads and intersections was addressed in the preceding section on Roads and Traffic. It was noted that the Old Court Road Scenic Corridor has suffered considerable tree loss (as have other areas) and that community identity is strengthened by landscapes that unify the different parts of our area. The loss of the ancient oak trees on Old Court Road is particularly unfortunate, but they should not be replaced by the same species in the same locations; as noted in the section on Utilities and Infrastructure, these oaks were constantly trimmed to avoid overhead power lines. Oaks do not take kindly to such treatment; they also suffered much storm and vehicle damage over time. Another streetscape mistake is the use of the over-used Bradford Pear along many subdivision streets. Although its white flowers in Spring and attractive shape when young seemed to suggest a landscaping "find," it has proved a disastrous choice. Its weak wood succumbs to the slightest storm damage; broken and severed limbs are scattered over neighborhood streets after every storm. Monoculture—the use of a single species—is not a good streetscape choice in any case; disease spreads more easily and, except for formal landscapes and avenues, looks artificial. In areas with nearby woodlands, a varied and more natural approach is more appropriate, and will connect our neighborhoods to each other and to our natural areas.

### **GOAL 1: Maintain and Upgrade the Old Court Road scenic corridor.**

**Action 1a:** Use a variety of trees and shrubs to avoid disease and deal with the problem of overhead power lines and above ground installations serving underground utilities. Plant shrubs and small trees under power lines. Taller trees should be further back from the road edge. Some good choices here: thornless cultivars of Honey Locust, Tulip Tree, Persimmons (only males along roads), Sycamore, and some Red and White Oaks well back from power lines. As wildlife, including deer, love acorns, several problems can be avoided by planting Oaks away from road edges. Redbuds, Spicebush and Witch hazel might be considered among smaller trees and

shrubs. Underplanting with native wildflowers or ground covers would also enhance the corridor. Wild columbine, Mayapples and Bloodroot are among low-maintenance and attractive choices here.

**Action 1b:** Meet with appropriate State and County officials to set up a restoration timeline; designate a community representative to work with them.

**Action 1c:** Encourage community residents along Old Court Road to consider similar plantings near driveways and road edges to unify the area. Properties without overhead power lines have many more choices.

**Action 1d:** Encourage county officials to provide information on this topic to interested residents and associations.

## **GOAL 2: Replace storm-damaged and weak trees along community streets.**

**Action 2a:** Discourage the planting of "fad" or weak-wooded trees. Check with the Irvine Science Center, County Extension Services, the Library, reputable nurseries and landscape professionals. See Appendix VI-3.

**Action 2b:** Consider size, scale and growth habits when planting street trees. Avoid trees, which drop large amounts of fruit, twigs, or pods along streets. For ornamental trees, which have male and female flowers on separate trees, choose only males along streets because they do not have fruit. Check with the sources mentioned above.

**Small Properties and High Density Areas:** Few areas of the community are without trees and plants; these areas, however, pose special challenges. Plantings should be based on small or vertical varieties. Good choices will often have names with key words such as dwarf, nana, compacta, horizontalis, or columbus. If a favorite plant takes up space, use it as a focal point and plant smaller varieties elsewhere. Natural forms and native plants should be used when possible (this issue will be addressed later in this section). For homes well away from natural or wooded areas, or in enclosed townhouse courtyards, there are many other choices. Containers are another solution to tight spaces, as are hanging plants for porches and balconies. Consider rock garden plants; they are small and interesting with many varieties. Sedums, compact ornamental grasses, small bulbs and dwarf conifers are all good choices. Even vegetables can be used; dwarf varieties in containers or runners grown on trellises against walls are successful strategies. Planting in layers also saves space; plant bulbs followed by perennials under shrubs. Herbs are easy to grow and fill the air with their scent. Many are small. Sage, thyme and basil are highly recommended. Trees and shrubs take more space, but are essential for scale and balance. Use small varieties. Vines should be used with care; many are invasive. Clematis and Climbing Hydrangea are good choices.

### **GOAL 3: Maintain landscaping of appropriate scale, style, and balance in areas with townhouses or smaller lots.**

**Action 3a:** Encourage residents to use smaller species of trees and shrubs that provide more than one season of interest. Consider native Redbuds, Fringetrees, Dogwoods, Sweetbay Magnolia and Chokecherries among others. Japanese maple and Daphne offer variety; columnar types of Juniper work well for screening.

**Action 3b:** Encourage residents to use small, non-sprawling annuals, perennials, herbs, vines and groundcovers. Information can be found in books and magazines, from the Public Library, Irvine Science Center, neighbors who garden and landscape professionals.

**Action 3c:** Consider offering information on this topic on the PGCC web page.

**A Community Approach to Urban Conservation:** It is important for residents of our community to realize that we are a part of the fabric of nature and not apart from it. We can make choices that will enable us to protect our reduced natural areas and wildlife from further impact, and deal with the difficulties presented by people and wildlife living in close proximity. Starting with the design and content of our residential landscapes, we will try to integrate the needs of our residents and our natural areas.

**Natural Landscapes:** A natural landscape is inspired by the environment, using native plants, hardy perennials, wildflowers and ornamental grasses. There is less focus on large lawn areas, formally trimmed shrubs, or annual, high maintenance plantings. Less water or pesticides are needed. Such landscapes are particularly appropriate for residents living close to nature or wooded areas and stream corridors. Many of these concepts can be used in a modified form. Favorite ornamental woodland-type plants that are known to be non-invasive will fit into resident's gardens and look "at home".

**Native Plants:** Why is there so much concern about using native plants? Native plants are adapted to local soil, rainfall and temperature conditions, and resist many insects and diseases. They need less maintenance and water, and provide food and habitat for wildlife that evolved with them. Use of native plants helps preserve balance in the natural environment. See Appendix VI-3 for some suggested varieties.

**Exotic Invasive Plants:** Many natural ecosystems have been destroyed or degraded by plants introduced from other parts of the world; without natural controls or competition; they spread rapidly and smother native vegetation. Plants such as Kudzu, Japanese honeysuckle and Norway maple threaten whole regions. A list of plants to avoid is also included in Appendix VI-3.

**Landscape and Wildlife—Seeking a Balance:** Living in harmony with wildlife in our community can be a joy or a problem—sometimes it is both. As development destroys habitat, the remaining rural-type areas and connecting stream corridors become vital to their survival. Moving above the URDL is not a viable option for them; those areas are already occupied by other wildlife, and transported animals have a low survival rate. Wildlife will adapt as best they can and becoming "urban wildlife" will continue to share our world. Part of adaption to habitat

loss involves taking advantage of new or non-traditional "habitats". These include cemeteries, golf courses, school yards, and campuses, railroad and utility right-of-ways, public parks (where they exist) and residential gardens. As noted in the sections on Public Health and Safety, and Environmental Overview, we can modify our plant choices and landscapes to help achieve a balance. In areas where deer overpopulation is destroying forest understories, control measures may need to be considered (see deer section under "Public Health and Safety").

**GOAL 4: Use or incorporate principles of natural landscaping for areas near stream corridors, woodlands, or open rural-type areas.**

**Action 4a:** Encourage residents in these areas to use natural landscape concepts and native plants, or incorporate them in existing landscapes. Books and information on these topics are available at bookstores, at Irvine Science Center, the public library, the County Extension Service, native plant nurseries, and from informed landscape professionals familiar with these principles. See Appendix VI-3.

**Action 4b:** Request nearby local nurseries to stock native plant materials and make available to their customers printed materials on their use.

**Action 4c:** Consider providing information on this topic on the PGCC web page and/or informing residents with a handout at Community Association meetings.

**GOAL 5: Work toward elimination of destructive invasive plants that threaten woodlands and stream corridors.**

**Action 5a:** Discourage local nurseries and their suppliers from stocking foreign (exotic) invasive plants known to be harmful in the mid-Atlantic region. High on the "hit list" should be Japanese Honeysuckle, Purple Loosestrife, and Norway Maple. Provide such a list (as in our appendix) to these establishments.

**Action 5b:** Request State and County officials to remove invasive material from landscaped areas near beltways, roadways and as part of any planting or reclamation program in areas under their jurisdiction.

**Action 5c:** Encourage residents not to buy exotic invasive plants, and to remove these plant materials from their properties whenever possible. Provide information to help residents make informed choices as in actions 4a and 4c above. It should be noted here, that Japanese Pachysandra, not usually considered harmful, has spread widely in the Moore's Branch Corridor where it has smothered large areas of Christmas Fern, Wild Ginger, and wildlife food plants. Residents close to woodlands should be encouraged to plant a different ground cover (Sweet Woodruff, Christmas and other ferns, American and European Gingers, and Wintergreen are some shade area choices; Woolly and other Thymes in sunny areas will work well).

**Action 5d:** Discourage excessive use of pesticides and fertilizers.

**GOAL 6: Promote enjoyment of natural areas and urban wildlife while reducing the "pest" problems caused by loss of habitat.**

**Action 6a:** Inform residents about methods to discourage wildlife from becoming pests. These should include keeping trash in containers with firm lids, "deer proofing" ornamental plantings (use of sprays, soap etc.), consider deer-resistant plants (see section on Public Safety, Action 3d, and Appendix VI-3), screening areas below decks, sealing holes or openings that permit small mammals, birds, or bats from entering residences.

**Action 6b:** Encourage residents to provide safe and acceptable alternatives for the wildlife if they are willing to do so; these would include bird, bat and butterfly houses (available at many nurseries and craft stores, in catalogues, and at Irvine Science Center), planting for wildlife (away from prized ornamentals), fencing ornamental areas, helping to restore degraded habitat, and encouraging a higher tolerance level for wildlife.

## II. E. UTILITIES AND INFRASTRUCTURE

**Purpose:** In a survey conducted in 1999 for the original CAP, the respondents identified a number of problems with their immediate infrastructure. Though improvements have been made in some areas there is reason to believe that many of the original concerns continue to exist, only exacerbated by the passage of ten more years. The problems identified were as follows:

1. Damage to roads, sidewalks and curbs
2. Flooding
3. Ground settling, erosion and sink holes
4. Power outages

More than ever they merit the increased attention of the Community and the County.

As science evolves, utility, telecommunications and media companies, as well as zoning authorities should seek community input to evaluate the appropriate application of new technologies in their area. Cellular and cable communications companies compete for the rights to place their equipment within the boundaries of the community, presenting both opportunities and challenges that must be carefully assessed. Advances in renewable energy technology-solar, wind power and geothermal, for example-bring new applications almost every year, some of which require integration into the county zoning codes, with appropriate safeguards.

The area within the boundaries of this Community Action Plan includes communities dating back 150 years or earlier (some individual houses were built in the 17th century), as well as developments so new that they are still in construction. Many of our older homes have been built around the Old Court Road, which itself is one of the oldest roads in the State, and dates back to early Indian settlements. Some of our public water and sewer lines are over 70 years old while others are more recent. Though most residents have public utilities, from Old Court Road to the northern boundary there are some areas that depend on wells and septic systems, and some areas that desire to continue in that way.

Of the residents in the area,

- 9% live in homes built between 2000 and 2009
- 19% live in homes built between 1980 and 1999
- 34% live in homes built between 1960 and 1979
- 31% live in homes built between 1940 and 1959
- 7% live in homes built before 1939

Most members of this community came to this area principally because of its location close to major highways and Baltimore, and for the single family homes on well-landscaped lots with many trees and open space. Some of the communities have been built around an underground power and cable TV distribution system, while older ones have overhead cables. They think of their homes as suburban, not as the juncture of an urban system abutting a rural countryside. Over the years they have seen housing density increase, and some of the trees and open space decrease. Some of this and the increased traffic is probably inevitable, but it has added to the level of irritation and frustration, and is a potential cause for northward migration. As part of our

concern for the Quality of Life, we are pledged to try to preserve what is important to the community, and offer the following infrastructure improvements to maintain its vitality and insure continuity with young families looking for the same features.

### **Storm Water Drainage**

The continued loss of trees and open space to development, and the construction of homes, driveways and parking lots have reduced the amount of storm water that the area can absorb. This has resulted in a greater proportion of run-off being diverted into the streams running through our community, much of it flowing into Moore's Branch, Slaughterhouse and Jones Falls. The effect of this excess flow combined with the loss of topsoil from the surrounding neighborhoods, has caused severe erosion of the banks of this stream system, and potential flooding down river. Attention also needs to be paid to developments with stormwater management ponds.

Another concern of numerous residents is water seeping through walls and basement floors; this often results less from street run-off than from rising water tables after a heavy rain. Many neighbors have installed sump pumps and back-up generators. The sump pumps carry water out again, sometimes into streets and into downhill neighbors' yards, which can create additional problems.

The problem is particularly acute in the Dumbarton Community, which gets flooded by the Western Run after heavy rains. The problem is exacerbated by undersized culverts in the neighborhood and the long pipe that contains the stream between Slade Avenue and Cross Country Boulevard. The County has made a number of studies which all advise reducing the water flow through the use of a large storm management pond. The County is urged to implement this proposal as a matter of priority. For details of Flood Survey done in 2001, go to Section III. C Surveys and Results.

We also have concern with the filling of Quarry Lake, in as much as it can impact the level of the water table in the surrounding areas. There is also the possibility of future flooding on portions of Greenspring Avenue, which would be below the lake level during large storm events. This flooding is to be controlled and limited by sluice walls at the east end of the lake, and we need to be confident about their integrity.

### **Water Mains**

In the past, water main breaks have occurred periodically-principally due to soil settling and sinkholes-and were not noted to pose a major problem for the community. However, water main breaks have become increasingly more frequent as the infrastructure ages and pipes deteriorate at an accelerated rate, with multiple significant water main breaks in the metropolitan Baltimore area occurring in 2009. To illustrate the regional nature of this problem, in July 2009 a large water main burst in Baltimore City's Ashburton pumping station, and caused severe water restrictions for northwest Baltimore County (including Pikesville) for about two weeks.

## **Electrical Outages**

Baltimore Gas and Electric Co. (BGE) controls the electrical system for the region and continues to make service improvements in Greenspring/East Pikesville. Wooded lots and large trees scattered throughout the neighborhood are essential to the character of our community, but we recognize that they also contribute to power outages. BGE is required by state law to trim tree branches by only that amount that will grow back within 3 years. Power cables are not only vulnerable to falling trees and branches in the event of a severe storm, but also to auto accidents (that knock over power poles), squirrels (which get electrocuted on 13.2 KV insulators - and cause outages) and larger animals (which can cause outages on the 34.5 KV lines). We need to reduce the power outages and loss of wildlife due to these factors.

Each of our communities is susceptible to power loss from either:

- The loss of the high voltage lines (115 KV) to the local sub-station, or
- The power-loss or a short-circuit on the 34.5 KV and/or 13.2 KV feeders to the local transformer, or
- A failure of the local transformer or the 230 volt lines to the house.

The problems affecting the greatest number of people are caused by the second item, so this is what the community plans to address, and work with BGE to improve.

- It is our understanding that the 115 KV high voltage lines are unlikely to be affected by falling trees or animals, as these lines are built over land that is owned by BGE and there are no trees underneath.
- The 34.5 KV high voltage lines are vulnerable as BGE does not own the right of way and the cables can be damaged by trees, cars and animals, causing black-outs over quite large areas.
- The 13.2 KV feeder lines to the local transformers and people's homes, are overhead for the older communities and underground for communities built within the past 30 years. The underground cables should inherently be more reliable, but owing to a manufacturing defect in the cables that only became evident in recent years, these early cables have actually had an increasing number of failures recently, and BGE is in the process of getting them all replaced. Overhead 13.2 KV cables have had a very good record in locations with few trees, but are particularly susceptible to tree branches and squirrels where they run through heavily wooded areas.
- There are a number of things that can be done to improve the reliability of service. Some things the community can do to help itself, and with BGE's cooperation and assistance we have outlined a plan to investigate and reduce the incidence of power outages (see Goal 3).

## **Telecommunication Equipment**

A telecommunication monopole accommodating four communications companies was erected on State Land at I-695, exit 22 and Greenspring Avenue. The community, working with The Maryland State Highway Administration (SHA) and the companies involved, came to an

accommodation to locate the four companies' antennas on one tower. The agreement with the community states that the equipment compound will be fully landscaped and that no additional use or additional height to the structure will be allowed without approval of the surrounding community and SHA. This landscaping has not been done satisfactorily.

In 2009 Clear Wireless LLC, a wireless company, reached an agreement with Stevenson Commons Condominiums Inc. to place cellular antennas on the roof of one of their buildings that would be barely visible from the street. All of the signatories to the Beth Tfiloh covenants were notified, as required, prior to the construction and there were no objections.

### **Sewer Lines**

Greenspring/East Pikesville has aging sewer lines and will work with Baltimore County to address problems as they arise. Because of the age of some parts of the community, the County needs to be diligent in maintaining the community's public sewer lines and extending them as needed.

Some communities have historically been partially connected to public water and sewage and partially dependent on private septic systems. As the private septic fields fail, the county has been offering long-term financing and matching grants, to make their transition to the public sewage system financially feasible.

### **Renewable Energy**

In 2009 there was increased interest in wind energy systems and solar arrays in order to reduce individual kilowatt hour (kwh) consumption and Baltimore County's collective carbon footprint. Despite a lack of steady energetic wind in this area, Baltimore County's Office of Planning proposed a wind energy ordinance in 2008 that could place a tower of up to 150 feet on any property greater than one acre "by right," without a special use exception provision to allow for community input prior to the permitting process.

The proposed ordinance for residential areas (Bill 52-08) did not achieve consensus, so a new Bill 62-10 was proposed in 2010 for institutional and commercial agricultural zoned properties, and properties in manufacturing zones. In the first case, there was to be no restriction on the size or number of wind turbines even if the institutional and commercial agricultural zoned property were adjacent to residential zoned property. It is important that such a bill achieve a proper balance between energy conservation, protecting other aspects of the environment (wildlife and noise), and Community preservation. The Community has expressed its concern about the granting of a permit by right without benefit of a public hearing.<sup>1</sup>

In light of the problems and issues discussed above, and given Greenspring/East Pikesville's location in a Community Conservation Area, the following goals and actions are recommended:

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<sup>1</sup> Bill 62-10 was withdrawn by the County Council; however, the issue is an important one, which will be revisited in the future.

**GOAL 1: To identify the cause and correct the places in the community where the land has subsided and/or flooding occurs during heavy rainfall or snow melt. Slow down the runoff to the streams and reduce the erosion to the stream banks.**

**Action 1a:** Identify the locations in the community where flooding has been a problem in the past, and determine whether there are deficiencies in the storm sewer serving that location.

**Action 1b:** The County should re-evaluate other alternatives to deal with storm water management issues in the Dumbarton community.

**Action 1c:** Make sure that developers prepare land in such a way that they meet State and Environmental requirements for controlling the flow of run-off, and the loss of topsoil into streams. Some newer developments have caused serious problems to the Moore's Branch stream, due to landslides from soil that has been stripped of vegetation, and erosion of the stream banks from excess water flow. These problems need to be analyzed and corrected in future construction. Stream restoration of impacted waterways should be given a high priority (see section on Moore's Branch).

**Action 1d:** In those areas with stormwater management (SWM) ponds, attention needs to be paid to their maintenance. However, it is preferable to use the alternate Best Management Practices (BMP) wherever possible.

**Action 1e:** Identify and correct problems of low water pressure in such areas as Greengate and Summit Chase.

**Action 1f:** Use the County as a resource for information and possible funding by setting up a partnership between Baltimore County and Greenspring/East Pikesville homeowners that will inform them of possible County options for protecting homes from water damage.

**GOAL 2: Monitor and update the water main system to ensure quality water service to each household within the Metropolitan line that requests it.**

**Action 2a:** The Metropolitan line runs through the middle of our community. Most residents are on City water, though some rely on wells. The County should survey any remaining homes eligible for City water to determine if they want to get hooked up.

**Action 2b:** Develop a coordinated regional maintenance record that indicates accurately the history of any problems in the functioning of the water system (which is primarily maintained by Baltimore City).

**Action 2c:** Urge State elected officials, and representatives of the insurance industry, to improve coverage of property damage due to water main breaks.

### **GOAL 3: Minimize power outages.**

**Action 3a:** While recognizing that substations fed from a 115 KV loop grid, overhead lines on a radial grid, and underground lines in a loop, are likely to provide the most reliable service, the number of trees in the area and economical considerations may justify other courses of action. In the event that serious and repeated outages have occurred in a community, BGE will be asked to justify their decisions on the basis of their performance, cost, and any special actions they may have taken. BGE should provide contact information for their representative, and this information should be updated from time to time.

**Action 3b:** While zero outages is our ultimate objective, we will establish a threshold of one outage a year (excluding those caused by really major storms) as being marginally tolerable, beyond which BGE will be asked to develop a corrective action plan. This action plan should be discussed with members of the Community Association, and the recommendations made public.

**Action 3c:** Any home-owner experiencing an average of more than one outage per year (over the past 5 years) should present supporting information at his homeowners association meeting, and then brought to the Coalition Board so that the extent of the problem can be discussed, and a course of action taken in line with Action 3b. Our objective will be to work with BGE to find a reasonable solution.

**Action 3d:** BGE shall provide squirrel (and other animal) guards on all local power poles that are not in densely wooded areas, so as to reduce the possibility of electrocution, and subsequent power outage. While this may not eliminate the problem, we expect it to improve the situation.

### **GOAL 4: Carefully review any additional telecommunication towers within the community.**

**Action 4a:** If additional telecommunication companies seek access to the area they should work with the existing companies, and use the existing tower. If not possible, they should work with the Community to find alternate resources that will be acceptable to them.

**Action 4b:** Any changes to the appearance of the equipment compound should require the approval of the surrounding community.

**Action 4c:** As technology changes and communications companies develop new methods for distributing their signal, community input needs to be a requirement for any new construction.

### **GOAL 5: Monitor the condition of the sewer line system, including malfunctions or breakdowns, as they affect our community.**

**Action 5a:** Develop a county-wide maintenance plan for the community to include regular sewer line inspections, repairs, and replacement when necessary.

**Action 5b:** The County should clean Storm-drain entrances and exits on a regular basis, and periodically perform in-depth routing of the entire system, so as to insure that it has the capability of handling a storm-load of water during emergencies.

**Action 5c:** Paint legends on all storm-water drains, reminding the public that any noxious materials poured down the storm drain will wind up in the Chesapeake Bay.

**Action 5d:** Promote a community education campaign encouraging residents to remove leaves from gutters and along curbs and storm drains in front of houses.

**GOAL 6: To plant trees along the roads, and beautify the entrance to the community from Beltway exit 22.**

**Action 6:** Old Court Road is one of the oldest roads in the state, and had some ancient oaks along it that have gradually died and been cut down. These trees should be replaced. Members of the community have requested that trees also be planted at Barton Oaks & Overbrook, Old Court & Park Heights, Ridge & Crossland, along Greenspring Avenue, Brooks Robinson Drive, Rockland Run, and Smith Avenue.

**Goal 7: Promote energy conservation approaches and renewable energy resources that employ appropriate technologies that are compatible with the residential character of our neighborhoods.**

**Action 7a:** Promote fundamental energy conservation techniques such as compact fluorescent lights (CFL), improved insulation, and fixing window and door leaks as the primary method for reducing both the individual and the collective carbon footprint.

**Action 7b:** Encourage residents to explore the benefits of installing solar panels, and possibly geothermal heating/cooling systems.

**Action 7c:** Monitor progress of wind ordinance legislation and encourage language that is acceptable to our communities. Address wildlife and noise concerns.

**Action 7d:** Support continued Federal tax credits and State grants as the means of making all of the above affordable and attractive to the homeowner.

**Action 7e:** Promote energy co-op membership to reduce household gas and electric rates in the future.

## **II. F. COMMERCIAL AREAS**

**Background:** During the years since the previous plan was submitted, significant economic, political and demographic changes have occurred in the area covered by the plan. Though the Community is still served, as before, by commercial establishments along the Reisterstown Road corridor to the West, the Falls Road corridor to the East, the Smith Avenue and Mount Washington commercial areas to the South, and Greenspring Station to the North, there is a new major Commercial Center at Quarry Lake, at the very center of the Community.

The Reisterstown Road Commercial area has always been outside the Plan area, but it is where many residents shop. It is known as the Pikesville Commercial area, and has its own Community Plan. The new boundaries of the 2010 CAP Plan have resulted in the Falls Road corridor being mostly covered by the Ruxton Riderwood Community Plan, but some properties on Old Pimlico Road have been retained.

Though automobiles are used for most shopping, Commercial areas should encourage the development and use of safe and accessible pedestrian and bicycle routes, with provision for covered and secure bicycle storage facilities.

This report addresses the Commercial establishments within the Plan area, followed by some Commercial properties that are outside the Plan area.

### **Commercial Centers within the CAP area:**

#### **1. Quarry Lake**

This mixed use project between Old Court Road and Smith Avenue, bordering on Greenspring Avenue was developed in 2007 and when completed will be one of the largest ventures of its type in the county outside the designated Smart Growth zones. This project highlights the importance of community involvement as the developers met early and often with community organizations to craft an economically sound, environmentally positive but commercially viable plan. The success of these efforts can be seen on the ground. Moreover, the developers have exhibited a strong commitment to the surrounding community by providing free concerts, donations to schools and participation in the upkeep of open space. The community has reciprocated by agreeing to modifications in restrictive covenants permitting the developers to better adapt to the inevitable changes that occur in projects of this magnitude.

The retail space, still in development, features primarily upscale retail, service and restaurants to satisfy the needs of Quarry Lake residents and others from adjoining neighborhoods. The new office space is occupied by professional tenants featuring medical providers and financial service companies that are focused on a much broader geographical market. To accommodate the need for additional office space, an additional building is to be erected, replacing the original plan that showed two restaurants.

Problems to overcome include the slower than planned pace of retail leasing, caused in part by the depressed level of the economy as a whole and of new home sales in particular. Traffic from the project will continue to present significant challenges.

## **2. Greenspring Shopping Center on Smith Avenue**

With consistently low vacancy rates, this center, soon to enter its fifth decade, not only provides retail and banking space but also serves as home to various professional, dental and legal offices. The major tenant of the center, Shoppers Food Warehouse has made considerable investment in expanding its footprint and merchandise including the addition of items for the Hispanic and Kosher markets. The center is also home to several ethnic restaurants, including two Kosher and a Mediterranean establishment. The other tenants include a major chain drug store, a dry cleaner, hairdressing salon, two banks, and a service station. Certain lines of business or services once offered here included a County Library branch and a movie theater but these were successfully replaced by the current roster of tenants.

Center merchants have successfully adapted to the substantial infusion of customers with a broad diversity of ethnic backgrounds. The Center management has cooperated with neighboring religious institutions by providing parking on the Center's lot.

## **3. Old Court Road at Falls Road**

This historical area has an old flour mill that has been converted into office space and studios. There is also a creative woodworking establishment.

## **4. Old Pimlico at Falls Road**

The Community has a strong interest in the intersection that provides a major gateway to the Community. Nearby commercial properties on Old Pimlico Road are EZ Storage and a proposed office building. The Community needs to be involved in developments along the Old Pimlico Road Corridor. The Ruxton-Riderwood-Lake Roland Area Improvement Association (RRLRAIA) is promoting an enlarged Commercial area in Bare Hills for which their Community has detailed plans. Our Community should work with them for outcomes that will meet the needs of our residents as well as those of the neighboring association.

## **5. Old Pimlico and Smith**

This corner houses a bank and a mini-market providing limited menu fast food take-out service. There is no additional land for expansion.

### **Commercial Centers adjacent to the CAP area:**

#### **Reisterstown Road Corridor**

- Recent redevelopment projects include:

The Center Court project, assembled from the holdings of many individual owners and the conversion of a former county owned roadway, has improved significantly. Containing a major Giant supermarket, several restaurants, two banks, various service businesses and other establishments, they have developed a promising symbiotic relationship. Older and functionally obsolete buildings fronting Reisterstown Road are being upgraded and

reoriented to blend into the overall design of the center as proposed in the Pikesville Revitalization Plan. Centre Court now plays an important role in the Pikesville business community. There is new retail and office space at Old Court and Reisterstown Road. The retail space at 1100 Reisterstown road is being redeveloped. The former Backfin Restaurant at Sudbrook Lane and its next door neighbor, is being replaced with a new structure.

### **Historic Mount Washington**

- Located on the eastern edge but outside our boundaries, Mt. Washington Village, self described as eclectic, green, historic, and unique, and Mt. Washington Mill, the restored former textile mill, are important parts of the Community's shopping experience. Shops and restaurants cater to a broad group of discerning shoppers, and there are professional service offices, and the Baltimore Clay Works, a nationally recognized non-profit educational art institution. In addition the Village has a Baltimore Light Rail stop, affording our residents access to and from the greater metropolitan area.

### **Goal 1: Continue working with Commercial establishments and management to insure that they remain attractive, safe, and meet the needs of the Community.**

**Action 1a:** Present quarterly reports to Board membership on the status of Commercial establishments.

**Action 1b:** Continue dialogue with Quarry Lake management on developments in the Commercial area.

### **Goal 2: Work to develop public/private support involving the Pikesville Greenspring Community Coalition, the Pikesville Chamber of Commerce and other organizations to support the merchants and service providers located within the Pikesville Commercial Corridor.**

**Action 2a:** Improve the visual impact of the corridor through signage, color, and lighting. Signs that flash changing advertising messages should be discouraged.

**Action 2b:** Support the Pikesville Revitalization Plan to coordinate consistent design themes along the Pikesville Commercial Corridor.

**Action 2c:** To further improve the visual impact, support the Pikesville Commercial Plan proposal that electrical and communication transmission and distribution lines be moved to underground conduits. This work can be coordinated with other roadway and footpath maintenance and construction.

### **Goal 3: Work to encourage strict enforcement of zoning regulations in the Pikesville Commercial Corridor, and guard against non compliance. Strive to block attempts to lower the zoning standards to allow less desirable establishments such as pawn shops, tattoo parlors and the like from gaining a foothold in the area.**

**Action 3a:** Support fair, well publicized and enforced rules and regulations regarding zoning, allowable activities, signage, maintenance and cleanliness.

**Action 3b:** Ensure that streets and sidewalks are kept clean and in good repair.

**Goal 4: Encourage the development of safe and accessible pedestrian and bicycle routes to and within our Commercial areas. Coordinate this work with the Western Baltimore County Pedestrian and Bicycle Plan ([www.baltimorecountymd.gov/go/planning](http://www.baltimorecountymd.gov/go/planning)).**

**Action 4a:** Walkways and bicycle routes should be developed so that rights-of-way do not have to be shared with vehicular traffic or each other, wherever possible.

**Action 4b:** Provide covered and secure bicycle storage facilities for use by employees and patrons.

**Action 4c:** Provide incentives to stimulate the use of bicycles as an alternate mode of transportation to the single occupant automobile.



GREENSPRING SHOPPING CENTER



OLD PIMLICO AT SMITH AVENUE

QUARRYLAKE COMMERCIAL DISTRICT



SHOPS AND RESTAURANTS



OFFICES

## **II. G. PUBLIC SAFETY AND HEALTH ISSUES**

### **Public Safety issues**

The area covered by our CAP is a "border" community i.e. a community adjacent to surrounding precincts, which have significantly more crime. Some of this crime does flow over to the CAP area and requires that the government and communities be both vigilant and pro-active.

### **New Police Precinct**

Recently, Baltimore County has built and established a Police Precinct that covers this area. This Precinct (#4) is located at 215 Milford Mill Road and is now close enough to our business and residential communities to provide prompt response to emergency calls. Because this is a new Precinct it is important that both the community and the police reach out to each other to assure that our resources are utilized

### **Police Community Relations Councils, Inc. (PCRC)**

As part of the Police commitment to reach out to the community The Baltimore County Police and Community Relations Councils, Inc. (PCRC) has been established. This is a 501 c 3 organization, which operates exclusively as a non-profit corporation for educational and charitable purposes for the public welfare and is housed in Pikesville Precinct #4. The PCRC membership consists of individual citizens, citizen groups, Homeowner Associations, Condominium Associations, Citizens on Patrol, and any other neighborhood organizations that donate their time and monetary resources to supplement educational and equipment needs of their Precinct Officers. This is an important organization that deserves our communities continued support both with time and money.

### **Other Security Services**

In addition to the public safety provided by the police, many of our associations are in gated or semi-gated communities, and many have employed private security forces or "Citizen on Patrol" groups. These security organizations and the communities all work together with the police department. The net effect is to create a more secure community.

### **Shomrim**

One such volunteer citizen group is Shomrim, whose members live and work within the Community, and are able to provide rapid response to prevent and deter crime before the police arrive. Serving an area in North West Baltimore City, and Baltimore County between the City Line and Old Court Road, from Reisterstown Road to the portion of Smith Avenue near Mt. Washington, they are on call 24 hours a day, 7 days a week, by dialing 410-358-9999. They also search for missing people, provide surveillance, prevent suicides, and can sometimes get involved with family situations that do not require police intervention.

## **Fire Departments and Emergency Medical Response**

There are 3 Fire Stations serving our Community, the Pikesville Volunteer Fire Company, located at 40 E. Sudbrook Lane, the Baltimore County Fire Department's Station #2 at 22 Walker Avenue, and the Baltimore County Fire Department's Station #14 at 10017 Falls Road (known as the Brooklandville Fire Station, it is located near the intersection with Old Court Road, and specializes in fires and incidents involving hazardous spills and releases). While the County Fire Departments are entirely funded by the County, the Volunteer Fire Company receives partial funding from the County, but covers most of their costs through donations, bingo, spaghetti suppers, etc.

At the scene of an emergency, career and volunteer companies work together and function as one. Thus, when an emergency occurs, simply dial 911. Dispatchers send career and volunteer crews based on proximity to the emergency and the type of equipment required. At the incident scene, all personnel follow the same operating procedures and chain of command.

All volunteers who actively respond to fire and Emergency Medical Support (EMS) calls must have the same basic training as their career counterparts.

## **Hatzalah**

A medical response unit called Hatzalah is run by volunteers in the Orthodox Community and provides vital 24 hour, 7 days a week medical support within the critical first few minutes of an emergency. By having equipment located within their Community, they are able to provide immediate medical care to maximize patient survival. They work closely with and are certified by the City to provide Advanced Life support and transportation services. Since their members reside and work mostly in North West Baltimore City or just over the border into Baltimore County, their most effective response times would be for those living near the southern border of our Community, who should dial 410-358-0000 in addition to calling 911.

## **Health issues**

### **Deer**

The increase of the deer population in our area continues to be a serious concern. The incidents of deer straying onto our roads and in our yards has become both a safety issue, causing auto accidents, and a health issue, owing to the possibility of contracting Lyme disease from deer ticks. This situation could become worse if woods and greenways are further encroached upon by development, and the deer are forced out of their natural habitat.

An additional problem is that in many areas the loss of habitat and lack of predators has caused the deer population to exceed the capacity of the land to sustain them. The resulting damage to forests and trees, especially to the understory layers, has caused the County to conduct a controversial deer reduction hunt in the Loch Raven Reservoir area, and is considering such management practices on other appropriate County lands.

Many in our community have mixed feelings over killing deer, but recognize the extent of the problem. We encourage that all potential solutions be evaluated. We support the County's efforts to develop and implement a comprehensive deer management program.

### **Canada Geese**

In some parts of the CAP area, and at the Druid Ridge pond in particular, an overpopulation of Canada Geese has created problems, taking over playgrounds, ponds, and other open areas. Their droppings are a potential health and pollution hazard, especially as many geese no longer migrate and are year-round residents.

**Goal 1: Make Pikesville and its surrounding communities a safe place to live, play and work. Despite efforts by our various associations and the police, the area covered by our CAP has not been crime free. Often individuals are not aware of problems and may not be pro-active enough. It is the goal of our community to reduce crime and to promote citizen awareness and participation.**

**Action 1a:** All communities and individuals are encouraged to support our local Precinct and our local PCRC by memberships and participation.

**Action 1b:** Communities with private security are encouraged to interact with other communities so as to optimize the use of the private services. These communities are also encouraged to maintain these private services and support should be afforded them whenever possible.

**Action 1c:** There should be regular invitations to the Police to attend our association meetings so that everyone is aware of what proactive steps they can take to make themselves and their community safer.

**Action 1d:** Communication between communities should be supported by participation with our local PCRC and local umbrella groups. An e-mail chain should be established in order to send out Crime Alerts to as large a population in the community as possible.

**GOAL 2: To educate and remind residents of ways to lessen the chance that their home will be targeted.**

**Action 2a:** Use community association newsletters to provide information and crime prevention tips, such as:

- Keeping hedging and bushes low enough to preserve the field of vision to and from the house. Don't let newspapers accumulate during vacations.
- Program lights to go on during absences.
- Arrange for forwarding phone calls.

**Action 2b:** Encourage residents to leave outside lights on through the night.

**Action 2c:** Advocate the installation of motion lights, when possible, to monitor activity on the side of and between houses.

**GOAL 3: To reduce the auto accidents and other hazards caused by deer.**

**Action 3a:** Deer Crossing Signs and Reflectors should be posted on roads where deer crossings have been noted in order to reduce the possibility of auto accidents. Residents are encouraged to promptly report deer kills (call the State Highway Administration Hereford Shop at 410-329-6752) since a sign will only be posted if records indicate that 6 deer incidents along a half mile stretch of road have been called-in over the past year.

**Action 3b:** Public should be informed of precautions to be taken when outdoors in areas where deer are present, such as wearing long pants, a long sleeved shirt and a hat. They should be aware of the symptoms associated with Lyme disease, and the availability of a vaccine. (It should be noted that the deer ticks that can transmit Lyme disease are extremely tiny, and should not be confused with the more common 1/8" variety.)

**Action 3c:** Establish a linkage between woods and greenways such that the deer can move throughout their habitat with less need to cross yards, gardens and roads.

**Action 3d:** Encourage homeowners to plant bushes, shrubs and flowers that do not attract deer, or won't be damaged by them. Try Viburnum and Choke Cherries rather than Azaleas and Rhododendrons; and Daffodils and Hyacinths rather than Tulips and Lilies, in those areas where deer can be expected. See Appendix VI – 3 for a more complete list of plants that are generally avoided by deer.

**Goal 4: Identify Areas where Canada Geese pose potential hazards (in areas where they are not overpopulated, Canada Geese should be treated the same as any other wildlife).**

**Action 4a:** Make County official's aware of areas where Canada Geese have become a problem, and request appropriate action to minimize the health hazard.

**Action 4b:** Discuss possible management strategies with the Department of Environmental Protection and Resource Management (DEPRM).

## II. H. EDUCATION AND SCHOOLS

**Purpose:** The quality of education provided by the public schools is crucial to maintaining the value of the properties in any area. Since perception of the quality of neighborhood schools is one of the key factors in a family's residence location decision it is vital that the County focus on all its public schools to meet its obligation to future generations. In the Pikesville area, however, the extraordinary number of private and parochial schools operating within and nearby its boundary make it even more critical that the County and the State's devote the necessary resources to make the area public schools at least equivalent to, if not better than the competing private sector. The fact that large numbers of area children attend private schools should function as a driving force to make the local public schools among the best in the state. It is this challenge that the 2020 Community Action Plan addresses.

This Community's respect for academic excellence is second to none anywhere in the country, and since the housing in this area supports a high tax base, we must maintain the desirability of continued residence in this area by providing public institutions of academic excellence. School buildings must be properly maintained so that they do not detract from the neighborhood and adversely affect a family's decision to locate or remain in our area; and programs must be offered that challenge neighborhood children and create a desire on the part of parents to have their children attend the local public schools.

**Background:** The public schools in Baltimore County are divided into 5 areas, our area is the northwest area, which includes areas within Owings Mills, Pikesville, Randallstown, and Reisterstown and includes 21 elementary schools, 5 middle schools and 6 high schools. The district schools for the Greenspring/East Pikesville Community are Wellwood International Elementary School, Summit Park Elementary School, Fort Garrison Elementary School, Pikesville Middle School and Pikesville High School. Some students from the Milbrook Elementary School and from the Sudbrook Park (Bedford Elementary) area as well as some other areas of the County outside of the Plan area attend the schools within the Plan area because of high private school attendance by the neighborhood children.

Private schools in our area include The Park School, Beth Tfiloh Dahan Community School, Bais Yaakov School, Bais Hamedrash and Mesivta of Baltimore, Kreiger-Schechter School, Beth-El Congregation pre-school and kindergarten, the Baltimore Hebrew Day School and Odyssey School. All are perceived as institutions of high academic achievement.

A substantial portion of The Wellwood International Elementary School population comes from many parts of the world and at this time includes students from 30 different countries. Many of its students are from families living in two apartment complexes catering to foreign nationals (many of whom are doctors, scientists and other professionals) who do not intend to make Baltimore County or anywhere in the United States their permanent residence. With its' diverse population, Wellwood maintains good academic achievement; 85% of the school population is ranked proficient according to MSA standards.

Fort Garrison Elementary School and Summit Park Elementary School also maintain high degrees of academic achievement and are given high marks for the quality of education. However, all 3 elementary schools are prepared to give more if proper and timely resources are provided.

Pikesville Middle School is a real world blend of cultures and backgrounds. The diversity extends to the elementary feeder schools that include Wellwood, Bedford and Millbrook, Fort Garrison and Summit Park. The school also receives students from 10 other schools in Baltimore County as well as from the area private schools.

The Pikesville Middle School continues to meet standards across the gamut to make annual yearly progress as determined by the state of Maryland and national guidelines. In the past two years students placed sixth in the state competition for the National Geographic bee, first place in the regional competition for national History day and placed first or second in the State Math Counts contest. The students have won awards for work on display at various museums, galleries and public buildings in the area. The string orchestra and honor band received highest ratings at local and state music festivals.

The Pikesville High School maintains high academic standards and a fine level of discipline with a population of 995 students. It was chosen as one of the top 5% high schools by Newsweek magazine every year from 2003 to the present (2009) .The school has been totally wired, has wi-fi capability in most areas of the building, four computer labs and three portable lap top systems available for class room use as requested by staff. Updates to the computer systems occur on a regular basis by the county system with some computer replacements annually. The school is scheduled for total renovation in 2011 and the plans call for air conditioning the building, elevators to make the school handicap accessible and a revamped entrance and office areas.

### **Sports and Recreational Activities**

The Greater Pikesville Recreation Office is located on the grounds of the Wellwood International School and manages sports centers at the area's public Elementary, Middle and High schools.

### **Joint Use Agreement**

Through an innovative Joint Use Agreement between the Baltimore County Board of Education and the Dept. of Recreation and Parks established in 1952 and reaffirmed in 2003, the Dept. of Recreation and Parks contributes to the acquisition and development of school-recreation sites, provides professional guidance and program leadership, and shares in the maintenance and repair of the facilities. In return, the Recreation and Parks Council uses indoor and outdoor school facilities for extra-curricula activities when not in use by the schools. This results in many additional amenities, which could not otherwise be funded, such as recreation offices, activity rooms, full-size gyms, additional athletic fields, and tennis and multi-purpose courts.

### **The Volunteer Recreation and Parks Council**

The Greater Pikesville Recreation Council organizes the volunteers that staff after-school programs for children and adults. Participants pay fees to cover the cost of expendable materials, supplies, referees and trophies. Programs offered include Basketball, Baseball, Softball, Soccer,

Lacrosse, and Football, which feed into the High School Athletic programs, as well as a variety of dance programs, including square dancing, tap and ballet.

### **Adult Education**

There is a well-developed adult education program offered by the Community College of Baltimore County at the Pikesville High School. See <http://ccbcmd.edu/media/ceed/ornp/pdf>.

To obtain the highest possible level of academic excellence, the following goals and actions are recommended:

### **GOAL 1: Achieve a high standard of excellence.**

**Action 1a:** Create an ongoing committee of local community leaders and parents, assisted by local government and elected officials, area Principals, PTAs, school personnel, and where appropriate, students, to identify the programs and physical plant needs that must be provided by each school. Such action has been initiated via the PGCC Education committee that represents the greater community and meets regularly with the principals, but needs to expand to include a wider base as indicated above.

**Action 1b:** Establish and encourage active alumni groups to support the schools as volunteers and as advocates for strong academic and disciplinary standards.

PGCC helped initiate the Pikesville Alumnae Association that is in the process of organizing, however the need persists for greater support from the business and greater community for academic scholarship support as well as support for special projects not funded by the Board such as a score board on the athletic field at the high school.

**Action 1c:** Establish and maintain outreach programs to the culturally diverse populations within the community via the construction of a meeting facility in the middle school to include an auditorium for large community events, meeting rooms and ability to utilize the facilities on the middle school property. Such a facility would serve the community by bringing the greater community and the school communities together facilitating outreach services and also provide the middle school the use for school purposes.

**Action 1d:** Encourage greater involvement between the schools and the business community and technical societies to assess and define their future needs and how our educational institutions may help fulfill those needs.

### **GOAL 2: Provide the necessary technology in all school buildings to allow implementation of state of the art technology usage. Increasing the timely updating of equipment/software and instruction to facilitate the learning process is an ongoing concern.**

**Action 2a:** Update computer facilities in a timelier manner, adding computer mobile systems in the elementary schools and Promethian White Boards in every elementary classroom. The technology capability of the STEM program would be enhanced by providing updated sensors to interface with the computers available in the school systems K12.

**Action 2b:** The County has an oversight technology education committee to assist, support, and monitor the technological infrastructure, equipment, and programs in our district schools however it would be prudent for the PGCC Education committee to meet with this committee periodically to understand the process utilized by the county and to provide support for hardware, software and training of STEM teachers whenever possible

**GOAL 3: Mitigate traffic congestion at our Public and Private Schools.**

**Action 3a:** The speed of vehicular traffic around the schools remains a problem for Summit Park at Green Summit and Diana roads. Traffic problems have been noted on Old Court Road adjacent to Beth Tfiloh.

**Action 3b:** Provide adequate numbers of school crossing guards in high traffic areas. Police presence help is needed in the morning at Pikesville Middle School at 7:30 AM to control auto traffic. No Guards are provided for middle or high schools. A Parent Drop off area will be needed at the high school during the renovation period that does not interfere with the bus movement. The lower parking facility at Summit Park would benefit from a second entrance/exit to make arrival and dismissal times more efficient.

**Action 3c:** Overall traffic patterns should be studied for the purpose of reducing traffic congestion (see also section II. C. Roads and Traffic).

**GOAL 4: Reduce classroom size to a level where quality education is not compromised.**

**Action 4:** Monitor classroom size in our district. The size of the elementary schools in our area appears to be within the limits established by the board; however there are concerns at the middle and high school. The special program class size at the middle school is mandated to be at low levels, in some cases 10 or less. The general class size problem is compounded by the underestimation of enrollment numbers for the past several years leading to some classes being larger than expected. Pikesville High School, a small high school in Baltimore County would benefit with extra positions, which would enable the school to run all classes offered by the larger high schools without having to resort to online teachers.

**Goal 5: Maintain and improve building facilities at all district schools:**

**Action 5a:** Provide Pikesville Middle School an auditorium as a facility to have dramatic productions and facilitate a drama curriculum and musical events. This could also be used for community events-see Goal 9.

**Action 5b:** Provide Pikesville High School with air-conditioning to assure a proper learning environment, and cope with the heat generated by computer equipment. Renovation plans call for this to take place, however recent renovation projects have not been financed and as plans unfold this concern should be monitored.

**Action 5c:** Building expansion should not adversely affect existing recreation facilities, programs and the maintenance of the grounds and tennis courts.

**Action 5d:** Almost all science labs have been refurbished as has the auditorium. However, the science lab gas hoods need to have the monitoring system completed, and the auditorium need to have an adequate sound system installed. The television studio needs to be completed and adequate wiring completed in order for all classroom televisions to be able to pick up live broadcasts from the studio.

**Goal 6: Assure the safety of the students**

**Action 6a:** Wellwood has a school wide behavior program along with system guidelines for student behavior and discipline, which keeps Wellwood a safe and orderly school. Ft. Garrison and Summit Park report no problems. The high school follows the county system and reports the school environment as a safe environment for students. The high school sponsors sporting events throughout the year, two plays and three musical concerts that all community members are welcome to attend.

**Goal 7: To provide adequate meeting and gathering facilities in the high school for the community's use. This contributes toward a sense of community. While the library and other rooms are used for local homeowner association meetings, these rooms are inadequate to accommodate larger groups of resident for meetings.**

**Action 7a:** Similar to section 1c for the middle school, this would enhance the accessibility of the high school to the Community.

**Goal 8: To initiate green school technology and the number of community volunteers to help establish gardens that would require summer maintenance.**

**Action 8a:** Encourage and support students of all the schools to help them become "Green Schools".

**Goal 9: Support after school activities within the school buildings to support academic needs, club programs, coach classes & sport practices.**

**Action 9a:** Provide bus transportation from schools to selected drop off points for students

**Action 9b:** Provide funds to support activities as listed above or other activities deemed appropriate that would keep students involved and monitored during extended day activities

**Goal 10: Build a cooperative spirit between the Community and the Greater Pikesville Recreation Council to benefit the welfare of our residents.**

**Action 10:** Have a representative attend periodic Council meetings to encourage such a working relationship. See Recreation Council website: <http://www.pikesvillerec.org/about.html>

## **II. I. THE HEART AND LINKAGE OF A COMMUNITY: MOORE'S BRANCH AND ITS BUFFER**

**Background:** The Moore's Ranch and its buffer has been heavily impacted as is the case with many area streams; however it has also been monitored, visited, and subject of concern for residents and advocates. There are severe problems of erosion and sedimentation due to development and stormwater surges. This is of great importance as Moore's Branch is a trout stream with (mostly) clear water. Residents would like to keep it that way.

Loss of forest cover and open space results in more impervious surfaces (streets and parking lots). As a result there is more flooding and run-off. Droughts also are more severe as the reduced forest cover cannot absorb and hold as much water; preservation of small areas contiguous to the buffer will help major storm situations.

Other issues of concern are the effect of spreading exotic invasive plants on native plant communities, the impact of reduced habitat and food sources on wildlife (as noted throughout this document - see section II D, Goals 5 and 6), and the profile of the former Arundel Quarry. Although this is an environmental area, it is surrounded by neighborhoods and schools and is used for passive recreation by area families and students. We need to consider the increasing residential and student use.

The line between environmental or recreational stream buffers is blurred here; it is a place of resident refuge, wildlife habitat and student activity and study. On the whole, it is a successfully shared space, but there are problems that need to be resolved. Our basic need here is to restore stream and habitat integrity, and manage resident impact through the use of informal natural trails; only then can we secure the future of a cherished community resource.

### **GOAL 1: To maintain the integrity and status of the Moore's Branch trout stream and its Corridor.**

**Action 1:** Communicate with County officials and concerned stakeholders during and after the mitigation process. Issues to be addressed should include storm events and erosion, sedimentation, control of invasive plants, restoration of plant communities, and preservation of wildlife habitat.

### **GOAL 2: Preserve the integrity of other streams in the area.**

**Action 2:** Other streams in the area require similar consideration as Moore's Branch. Slaughterhouse Branch should be protected from the impact that has affected Moore's Branch and Western Run. Each needs solutions to its stormwater problems. (See section I. B. 4)





MOORE'S BRANCH SHOWING ERODED BANKS



MOORE'S BRANCH IN FLOOD

### III. A. FORMATION AND PURPOSE

#### Background

The original Community Action Plan for the Greenspring/East Pikesville area was written by the Pikesville Greenspring Community Coalition and was approved by the Baltimore County Council in August 2000.

Two major developments have been put in place since then (Quarry Lake and The Parke at Mt. Washington) and they have had a seismic impact on the demographics, shopping and traffic patterns within the Community. Councilman Kamenetz proposed a refining of the previous boundaries, and requested that PGCC again take the lead in updating the document so as to better represent the aspirations of the communities within it.

PGCC, a coalition of seventeen homeowner associations within the Greenspring/East Pikesville area, currently represents 3,614 households, or 57% of the 6314 ownership units in the area. Other homeowner associations in the area are either non-affiliated, or are members of the Pikesville Communities Corporation, or are within the Pikesville Revitalization Zone, or are located in neighborhoods that overlap the Ruxton-Riderwood-Lake Roland Area Improvement Association Inc. With the change in our northern boundary, some households are now part of the Valleys Planning Council area.

<b>PGCC Membership within the Plan Area, (April 2010)</b>	<b><u># Households</u></b>
Brookstone Condominium Association	74
Dumbarton-Stevenson Civic & Improvement Association, Inc.	180
Falls Garden Condo Association	174
Greater Midfield Association	439
Greengate Community Association	260
Greenspring East HOA	303
Helmsley Court HOA, Inc.	28
Jones Valley HOA	153
Old Court-Greenspring Improvement Association, Inc.	162
Quarry Lake at Greenspring	367
Stevenson Commons Condominium, Inc.	72
Stevenson Post HOA	52
Stevenson Ridge-Halcyon Association	550
Stevenson Village Condominium Association, Inc.	319
Summit Chase HOA	109
Summit Chase Townhouse Association	226
The Parke at Mount Washington	130
Individual members	16
Total Owner Households	<u>3,614</u>

**Pikesville Communities Corporation (PCC) Associations within the Plan Area**

Located towards the west, four communities are within the Greenspring/East Pikesville boundaries:

Dumbarton Improvement Association	87
Fields Of Stevenson	65
Long Meadow Association Inc.	118
7 Slade Condominiums	<u>168</u>
Total Owner Households	438

These Associations are shown on the map on Page 14. An additional 7 communities are outside the Plan area.

**Ruxton Riderwood Lake Roland Area Improvement Association (RRLRAIA) Inc.:**

Located to the east of the area, there was some overlap of the sections along Falls Road in the original CAP, though we shared interests in the improvements to Robert E. Lee Park and the Bare Hills Commercial area. Moving the CAP boundary from Falls Road to I-83 has clarified responsibilities yet maintained those common interests. There are two RRLRAIA affiliated Associations within the CAP area. These are:

Brightwood Club Association	80
Rockland Homeowners Association	<u>30</u>
Total Owner Households	110

**Valleys Planning Council:** Located to the north of the area, it is largely above the URDL. Bringing our northern boundary down to the URDL has allowed some rural areas to link to the area north of it.

**Pikesville Revitalization Zone:** Set up for the purpose of encouraging improvements in the Pikesville Commercial area, a task force in 2003 identified the shared features of 3 sections of the area: Urban Boulevard (from the Beltway to Slade Ave.), Urban Village (from Slade Ave. to Old Court Road), and Urban Convenience (from Old Court Road to the City line). There are some residential units, but most are non-affiliated.

**South of the City/County line:** There are some schools, places of worship and emergency resources (see Public Safety) shared north and south of the border.

**Pikesville-Greenspring Community Coalition, Inc. (PGCC)**

PGCC is a nonprofit organization formed in September 1998 to promote the physical, social and economic environment of the Stevenson Road, Old Court Road, Greenspring Avenue and Smith Avenue communities adjacent to the Baltimore Beltway and north of the City/County line.

As the community enters the second decade of the new millennium it faces many challenges. They relate to land uses, but they also relate to safety, community relations, roads and traffic, quality of life issues, the environment and our schools. Many other issues will be confronted in

the years ahead; it is our goal to see to it that the area represented by PGCC remains a desirable place to live for families as well as individuals of all ages.

Pikesville-Greenspring Community Coalition, Inc. is committed to strengthening the community associations in our area and welcomes all already formed associations to join us. We are available as a resource for new groups wishing assistance.

Many resources are available on our web site: <http://pgccinc.org>.

Contact information for Communities within the Plan Area and Neighboring Communities can be found in the Appendix at the back of this document.

### **III. B. AGREEMENT TO BECOME VEHICLE FOR COMMUNITY ACTION PLAN**

On July 6, 1999, Councilman Kamenetz introduced a resolution to the Baltimore County Council requesting that Pikesville Greenspring Community Coalition prepare a Community Plan for Greenspring/East Pikesville, with the boundaries to be defined by the Baltimore County Office of Planning. This would enable Communities in the area to identify their goals and assure their inclusion in the Baltimore County Master Plan 2010. The completed Plan (known as the Community Action Plan–CAP) was adopted by Resolution 64-00 of the County Council on August 7, 2000.

There were significant changes in the area over the next 10 years, and on November 17, 2008 Councilman Kamenetz introduced Resolution 97-08 to the Baltimore County Council requesting that the document be updated so it could be included in the County’s Master Plan 2020. Changes in boundaries were also proposed. This is the document that is being offered in response to this resolution.

#### **Unaffiliated Associations**

In addition to the associations listed on the previous page, with the assistance of the Baltimore County Office of Planning, Planner Diana Itter, we have been able to identify the following non-affiliated associations that are within the Greenspring/East Pikesville area. Other associations will be added as they are formed or identified.

Anton Farms Home Owners Association  
Anton North-Merryhill HOA  
Anton Woods Community Association  
Copper Hill Condominiums Association  
Falls Gable Condominium Association  
Falls Homeowners Association  
Greens at Smith Community Association  
Eccleston Community Association  
Risteau Council of Unit Owners at Rockland  
Rockland Run Condominiums  
Stevenson Crossing HOA

#### **Former Smith-Greenspring Communities:**

Ranchleigh, Forest Green, Meadowood, Summit Park, Valley Stream, Pickwick, Indian Village, Marnat, Labyrinth.

These areas were part of the Smith-Greenspring Association, Inc. until its dissolution in 2008. PGCC protects the interests of these communities, and administers upkeep of their pocket-garden at the corner of Smith and Greenspring Avenues. Independent members from the area serve on the PGCC Board and attend their meetings. Some of these groups plan to re-form as smaller units. Other Smith-Greenspring Communities (Wellwood) have become part of Greater Midfield.

Inquiries about these communities should be directed to PGCC at: [PGCC Inc@aol.com](mailto:PGCC Inc@aol.com).

### III. C.

## SURVEYS AND RESULTS

### Background

The first survey was prepared for the original 2000 CAP by contacting all of the associations affiliated with PGCC at the time. While recognizing that physical changes have taken place in the last 10 years, we believe that the data is of significant value and should be included in the Updated CAP.

### The Questionnaire

In order to obtain representative information for the Community Action Plan, the committee in 1999 mailed 250 questionnaires to the leaders of each of the represented Homeowners groups, and subsequently sent questionnaires to leaders of the non-represented groups as well. There were 26 items on the questionnaires sent to the represented groups, and several of them had multiple parts or space for comments. Similar but more concise questionnaires were sent to the non-represented groups.

The represented groups returned 20% of the questionnaires, and 1 questionnaire came in from the non-member groups. We were informed by the Planning Dept that a return of 15% could be considered appropriately representative. Of the returns from the represented groups, 7 returns were received too late (well past deadline) to be included in the calculations, but their data was perused carefully and duly noted.

At the time of the survey, PGCC Inc had 14 homeowner groups, 12 of which (86%) returned questionnaires with comments representing their areas. PGCC Inc represented 4258 households out of a total of 6162 homeowners and 1915 rental units. PGCC Inc can properly say that the questionnaire represented the views of 69% of the homeowners of the area at that time.

In the event that additional home-owners or renter groups joined PGCC Inc, or sent in survey data, it was planned to add the information to the data base, and take appropriate action as indicated.

### The Results

1. The most significant data related to what the respondents listed as the 3 things they liked *most* about their neighborhood at the time they came, at the present time, and what they thought would motivate young couples to come in the future. They also listed what they liked *least* about their neighborhood. This data is on the two charts shown at the end of this section. It can be readily seen that location, nice houses, trees and open space were high motivators in their coming to the area, and that increased traffic and the encroachment of development and the loss of open space were strong detractors. In general,
2. Over 90% said they have lived in the area over 6 years, would like to stay in the area, that they liked the schools and the commercial enterprises, and that trees and green open space should be preserved. They liked the following County services: Fire fighters, police, and trash collecting and recycling.

3. Over 80% said they live in single family homes (the remainder in townhouses), and that they liked the following County services: Library, street cleaning and maintenance.
4. Over 70% said that there is traffic speeding in their neighborhood, they want more park facilities especially trails and passive parks and 31% of them wanted more playing fields and active parks.
5. Over 50% said there are pedestrian safety problems in their neighborhood.
6. Over 40% said there is traffic cutting through their neighborhood.
7. Over 30% said there is traffic cutting through their block, that they would like a gathering place for neighborhood meetings.
8. Over 20% said Lighting was inadequate on their block, traffic signs were inadequate, and they wanted to see more Trees planted in neighborhood streets. They also considered county snow removal to be inadequate.
9. Over 15% said sidewalks and curbs needed repair, and they have flooding and erosion problems.
10. Only 13% of those that do not have curbs or sidewalks would actually like to have them.

More specific data is shown in each section dealing with goals and action items.

## **2002 SURVEY**

A survey was conducted in 2002 at the request of Councilman Kamenetz to obtain the community's preference for future uses of the Bonnie View and Druid Ridge properties. Some additional questions were added on public playgrounds, public playing fields, walking and cycling paths, and improved street landscaping, as well as a more general question on how they rated the above in overall importance.

Of the approx 400 respondents, the results were as follows:

	<u>YES</u>	<u>NO</u>
1. More public playgrounds, ball fields, tennis courts	36%	64%
2. Improve playing fields	58%	42%
3. Walking and cycling paths and sidewalks	52%	48%
4a. Landscape Old Court Road	41%	59%
4b. Landscape Greenspring Ave	47%	53%
5. More passive open space in Community	85%	15%

### **Most important issues**

On development:      80% voted against more development in the area  
                                  20% voted for more development

On the environmental:    39% selected passive open space  
                                  34% selected walking and cycle paths  
                                  23% selected playgrounds and ball-fields  
                                  4% selected street landscaping

## **2003 SURVEY**

A third Survey was conducted in 2003 for the purpose of evaluating the extent of the flooding in the Dumbarton area.

10 causes were identified, 4 proposals were made, and 11 homes were identified for special review. It should be noted that there have been several flood studies conducted by the County, all pointing to the need for a large stormwater management pond in the Druid Ridge area to control this situation, which mostly impacts the homes in the Dumbarton and adjoining areas.

### **Causes identified:**

Cases of flooding where the adjoining road are also flooded, and there's nowhere for water to go.

Cases of flooding where the adjoining roads are not flooded, where land drainage may be marginal, and where sunrooms and garages may be built close to the ground.

Cases of flooding where the storm drains are clogged.

Cases of flooding where the storm drains are ineffective or inadequate.

Cases of flooding where sump pumps were not installed.

Cases of flooding where sump pumps lost power during a storm, and they did not have battery back-up or a back-up generator.

Cases of flooding that only occur during a hurricane or exceptional storm.

Cases of flooding caused by underground springs.

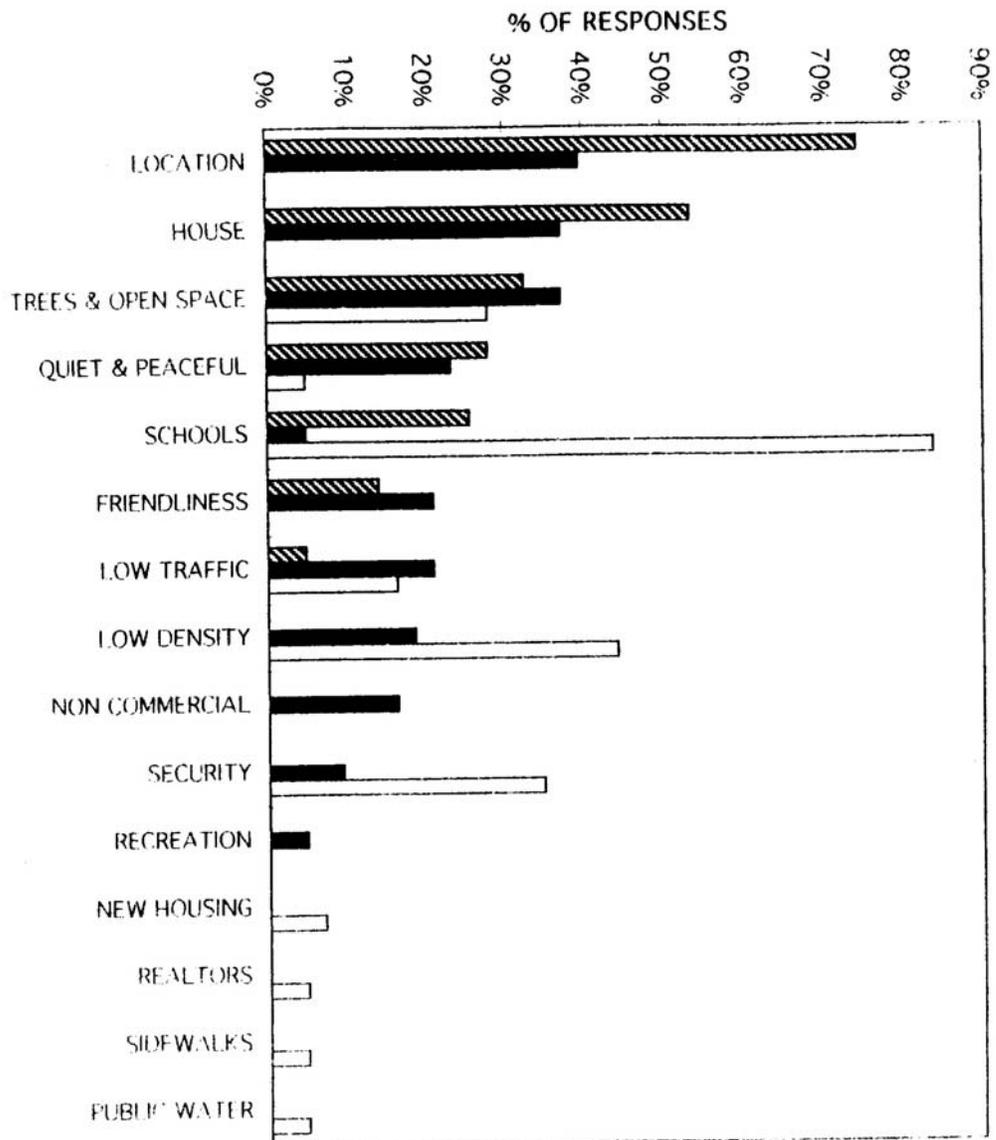
Cases of flooding related to the distance from the 100 year flood plain.

Cases of road damage caused by ice and water damage due to flooding

### **Proposed Fixes:**

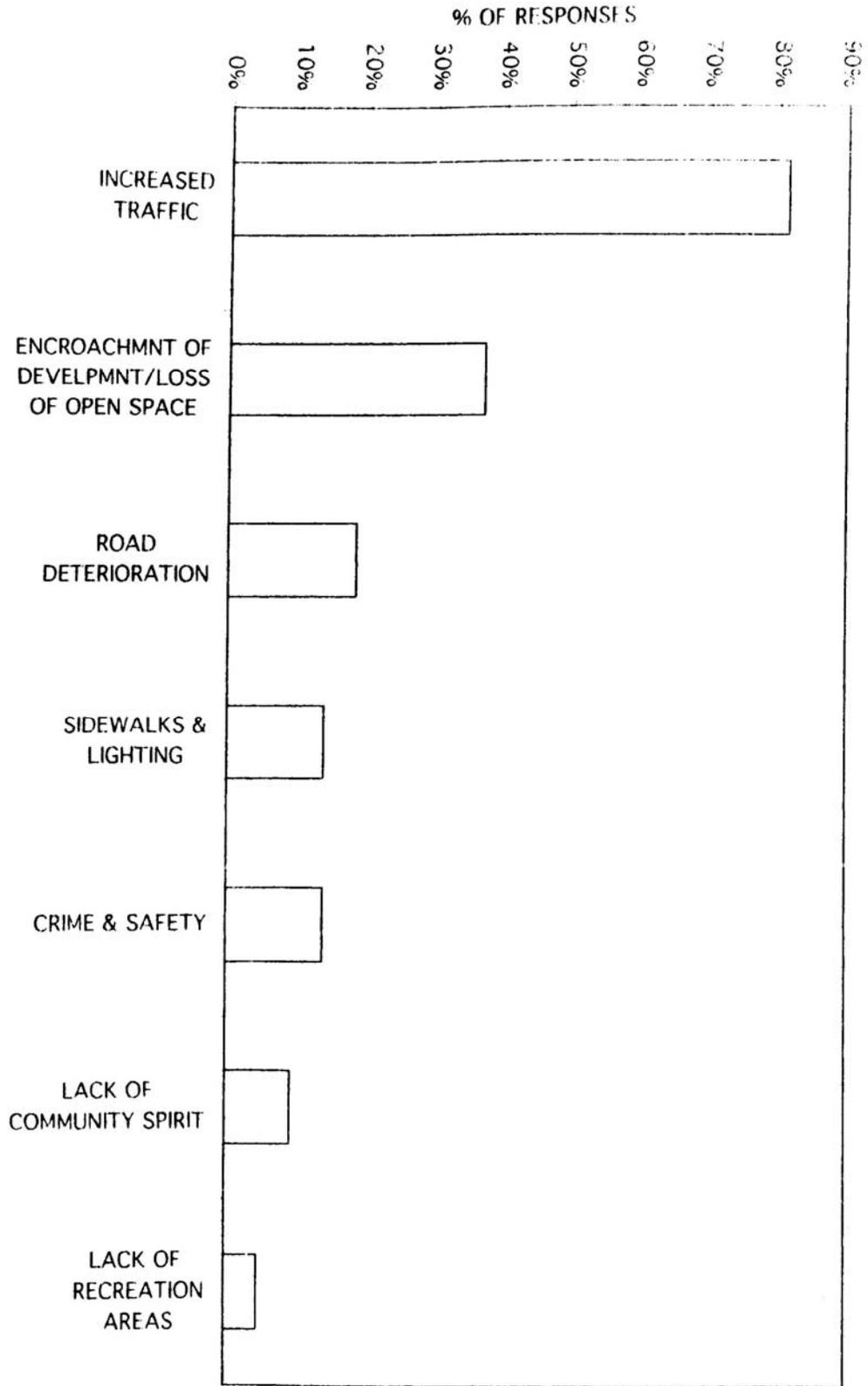
- I. If living near a flood plain subject to regular rises in the water level, a sump pump with power back-up is highly advisable as would be waterproofing the basement walls. (Personal fix).
- II. If the adjoining roads become flooded, the County needs to either
  1. Clean the storm sewers more regularly, fix them, or
  2. Address the cause of why the storm sewers are unable to remove the storm water possibly because of increasing water levels in the Western Run stream. (County fix with a stormwater pond).
- III. If yard drainage appears to be the root cause, some major landscaping and improved drainage may be needed. (Landscaping fix).
- IV. If flooding only occurs in the event of a hurricane or major storm, there is little the homeowner can do. (Requires the construction of a large stormwater pond by the County).

# BEST THINGS ABOUT NEIGHBORHOOD



- ▨ WHAT ATTRACTED YOU TO NEIGHBORHOOD
- WHAT LIKE MOST ABOUT NEIGHBORHOOD
- WHAT WOULD MOTIVATE YOUNG COUPLES TO STAY

# WHAT IS DISLIKED ABOUT THE NEIGHBORHOOD



## **IV. A. FORMULATION OF THE PLAN**

### **Background**

It was our goal to complete our Plan in time to have it incorporated into the Baltimore County Master Plan 2020.

This Plan is an update of the Community Action Plan approved by Resolution 64-00 of the County Council on August 7, 2000. The update was requested by Councilman Kevin Kamenetz to reflect the changes in the Community resulting from the creation of the Quarry Lake mixed use development in the center of the Community, and the transformation of the Bonnie View Country Club to become The Parke at Mt. Washington residential development. Minor updates have been introduced in other sections to reflect the natural evolution of the Community.

Working on this update was the Community Action Plan Update Committee, and the Editorial and support staff. We would like to recognize and thank the original Committee who in 1999 developed the 2000 Community Action Plan, which provided the framework upon which this Plan is based. They contributed their time and special knowledge in many fields including law, engineering, computer technology, land use, wildlife and ecology (and other environmental issues), education and research, art, graphic design, and photography. Members of business firms in various professions supplied needed information and insight. In addition, many area residents and property owners gave their time and invaluable input. They also met with elected representatives and officials, scientific and technical experts, and representatives of Federal, State, and County agencies. We thank each and every one of these people for sharing their time, their wisdom, experience and energies to make this plan possible. We would also like to thank the representatives from the Sudbrook Park and Parkville Community Associations for sharing their Community Plan experience with us in the original 2000 Plan. Valuable input for the Updated 2010 Plan has come from the RRLRAIA, our neighbors to the east, they are also updating their Community Plan.

Of vital importance was the ongoing advice and help of the Baltimore County Office of Planning; together we worked out a timeline that gave structure and sub-goals for the entire Plan process. A list of important dates in the planning agenda served as mini-deadlines.

The following data applies for both the Original 2000 and Updated 2010 Community Action Plans. In cases where there has been a change in staff, the staff who worked on the 2000 Plan are shown in parenthesis.

### **Meetings:**

Community Action Plan Committee

Pikesville-Greenspring Community Coalition, Inc. (PGCC)

Baltimore County Office of Planning

Planning Office Director, Arnold F. 'Pat' Keller, III

Chief, Comprehensive and Community Planning, Jeff Mayhew (Gary Kerns)

2<sup>nd</sup> District Community Planner, Diana Itter (David Green)

Senior Planner, Kui Zhao (Kathy Schlabach)

GIS Analyst: Jennifer Meacham

Elected Officials  
Scientific and Technical resources  
Community Conservation Action Group (CCAG–2000 Plan)  
Maryland State Highway Administration (SHA)  
Member Association Meetings  
Property Representatives and Property Owners  
Plan Editorial Staff

### **Workshops and Phone Conferences**

Community Conservation Conference-Towson University  
Baltimore County Planning Board Workshops  
Baltimore County Department of Transportation  
Baltimore County Department of Parks and Recreation  
Baltimore County Department of Environmental Protection and Resource Management  
Baltimore County Police Department  
Maryland State Police Department  
Baltimore County Department of Public Works  
State Bureau of Mines  
Educational Authorities  
Baltimore County Department of Permits and Development Management  
Baltimore County Geographic Information Systems  
Enoch Pratt Free Library  
Enoch Pratt Free Library Regional Information Center  
Maryland Environmental Trust

### **Site Visits and Pictorial Record**

U.S. Army Corps of Engineers  
Baltimore County Department of Environmental Protection and Resource Management  
    Capital Improvements representative  
    Wetland representative  
Pictorial Documentary of Greenspring/East Pikesville Community  
    Community Action Plan Editorial Staff

### **Community Questionnaire**

A questionnaire was conducted in 1999 for the 2000 Plan and has not been updated. Since many of the older Communities have not changed significantly, the data is still representative of these older communities. Surveys conducted in 2002 and 2003 have been added.

PGCC Member Associations  
    Questionnaire Formulation and Distribution  
    Collection and Analysis

## IV. B. COMMUNICATION WITH THE PUBLIC

1. **Pikesville-Greenspring Community Coalition, Inc.** maintains an Internet web-site which provides the community with current information. The web-site lists the Coalition members and officers, committees, meeting dates, newsletters and government links and contacts.

Internet web-site: <http://pgccinc.org>

Information regarding the Community Action Plan is accessed by clicking the C.A.P. tab. It currently provides access to the version of the Community Action Plan used for the Community Input Meeting, and is expected to have the final version of the Plan when it is approved.

39 representatives from the Community Association in the area were invited to participate in our monthly meetings, and received regular meeting notices, minutes and copies of documentation being worked on. Further information on Plan Update participants is in Appendix VI-4.

A public Community Input Meeting (CIM) was held on September 1, 2010, at which time **residents of the area** were invited to voice their comments. Comments would be followed up with e-mails, to be sure that every issue raised was addressed.

**The Community Action Plan Area affected by this document** (see map on page 2 for more specific details):

City line to the URDL; Jones Falls Expressway to Park Heights Avenue.

### **Sections addressed in the Updated Plan include:**

- Historical Background
- Community Conservation
- Roads and Traffic
- Utilities and Infrastructure
- Land Use and Zoning
- Public Safety and Health Issues
- Education
- Commercial Areas
- Open Space
- Quality of Life Issues

2. Plan was exhibited at the Pikesville Public Library 8 days before the Community Input Meeting (CIM).
3.
  - a. The date for the public Community Input Meeting to review the plan was posted on the PGCC, Inc. web site.
  - b. Posters informing the public of the Meeting were displayed at the Pikesville Public Library, Greenspring Shopping Center, numerous stores, and the Giant Food store on Old Court Road.
  - c. Announcements were placed in the Jeffersonian and the Jewish Times, which also carried two half-page articles about the Plan.
4. Further submittals of the Plan will be to the Planning Board and the County Council.

## V. CONCLUSION

Our Community offers much to many people of all ages, of diverse interests and with varied backgrounds. Its appeal is its location, its diversity, and its vibrancy.

The Community Action Plan approved by the Baltimore County Council on August 7, 2000, has helped guide this Community and resolve conflicts over the past 10 years.

Two major developments, only contemplated in the original plan, have now been built, and their impact, along with demographic changes within the Community has required that the original plan be updated.

It is our hope, that this plan will serve as a guidepost to help direct it in the years ahead.

## Appendix VI

### TRAFFIC ACCIDENTS

Accidents occur for many reasons, and their rate is dependent on factors such as the volume of traffic flow, speed, distraction of drivers, line of sight, and something that may be significant about conditions of the road and the intersections. Typically, doubling the traffic flow doubles the accident rate.

When comparing our community with many of the others elsewhere in the County, ours is noted to be relatively safe, but two intersections stand out\*, and proposed actions have either been already taken, or plans are underway. Others may be causes for concern and suggest future actions.

The following figures identify the number of accidents that have occurred at intersections of interest, for the period from 2002 to 2008 (7 years), and suggest that residents approach the intersections with caution so that they do not become future statistics. (Data for County roads was from the Division of Traffic Engineering, Baltimore County. Data for State Roads was from SHA Transportation Engineering, District Four Traffic Division, and covered the period from 2003 to 2008 (6 years), so it was factored upwards to provide comparable figures). The numbers do not have any absolute significance but they may provide guidance on steps that could be taken to reduce the accident rate in the future. Any such suggestions should be forwarded to the PGCC Traffic Safety Committee for consideration ([PGCC Inc@aol.com](mailto:PGCC Inc@aol.com), attention: Traffic Safety Committee).

#### County Roads:

Greenspring Avenue and Woodvalley Drive	12	
Greenspring Avenue and Old Court—see State roads		
Greenspring Avenue and Sugarcone Road	8	
Greenspring Avenue and Green Summit Road	16	
Greenspring Avenue and Smith Avenue*	51	(improvements have been made to the traffic signal)
Old Pimlico Road and Smith Avenue	19	
Old Pimlico Road and Green Summit Road	5	
Old Pimlico Road and Rockland Hills Road*	25	(Round-about and traffic islands proposed)
Smith Avenue and Sanzo Road	20	
Smith/Slade Avenue and Seven Mile Lane	26	
Stevenson Road and Old Post Drive	9	
Stevenson and Woodvalley Drive	9	
Stevenson and Keyser Road	1	
Stevenson and Hillside Road	2	

**State Roads:**

Old Court and Falls	13
Old Court and Park School	9
Old Court Road and Greenspring Ave. and the Beltway ramps	71
Old Court and Hambleton	7
Old Court and the cornfields (deer)	6
Old Court and Beth Tfiloh School	6
Old Court and Lightfoot	4
Old Court and Seven Mile Lane	16
Old Court/Stevenson and Park Heights	93
Old Court and Sudbrook	16
Stevenson and Beltway ramp/Brooks Robinson Drive (was Radio Tower Drive)	7
Park Heights and Beltway ramp	26

## Appendix VI

### CREDITABLE ACRES TOWARDS THE STATE-SET PARKLAND ACREAGE GOAL

(Data source: Baltimore County Dept. of Recreation and Parks, Capital Planning and Development)

ID #	Site Name	Acres	Creditable	
			Acres	County Site Class
339	Summit Park Elementary School Rec. Center	19.7	11.8	Elem School Rec Center
266	Pikesville Middle School Rec. Center	31.4	18.8	Middle School Rec Center
285	Pikesville High School Rec. Center	42.7	25.6	High School Rec Center
359	Wellwood Elementary School Rec. Center	15.0	9.0	Elem School Rec Center
120	Fort Garrison Elementary School Rec. Center	15.8	9.5	Elem School Rec Center
532	Fort Garrison Historical Site	0.3	0.3	Countywide Park
529	Fields of Stevenson LOS- Sunstone Circle	2.4	0.8	Undvlpd Local Open Space
2585	Green Gate LOS - Sugarcone Rd.	1.7	0.6	Undvlpd Local Open Space
550	Green Gate LOS- Burdock Road	8.2	2.7	Undvlpd Local Open Space
862	Wellwood Open Space- Lightfoot Drive	0.1	0.0	Undeveloped Park
2292	Sorrento Run HOA Open Space	13.7	4.6	Private Open Space
2294	Stevenson Crossing HOA Open Space	7.0	2.3	Private Open Space
2299	Gables at Summit Chase HOA Open Space	2.4	0.8	Private Open Space
2300	Summit Chase HOA Open Space	3.3	1.1	Private Open Space
2406	Glencroft DR	0.8	0.3	Public Works Land
2407	Hillstead Dr. D&U R	0.1	0.0	Public Works Land
2409	Stevenson Park D&U R	5.6	1.9	Public Works Land
2414	Halcyon D&U R	2.0	0.7	Public Works Land
2412	Halcyon Gate D&U R	1.0	0.3	Public Works Land
2416	Long Meadow DR	0.4	0.1	Public Works Land
2417	Cranwood Flood Plain Reservation	1.5	0.5	Public Works Land
2424	Greenspring East Flood Plain Reservation	16.5	5.5	Public Works Land
2431	Fields of Stevenson Flood Plain	0.5	0.2	Public Works Land
2597	Broadview HOA Open Space - Bonnie Ridge Dr.	1.6	0.5	Private Open Space
2594	Broadview HOA Open Space - Deaven Ct.	1.8	0.6	Private Open Space
2596	Broadview HOA Open Space - Masters Dr.	1.0	0.3	Private Open Space
2595	Broadview HOA Open Space - Rockland Hills Dr.	1.6	0.5	Private Open Space
2810	Branchwood Neighborspace	0.9	0.3	Private Open Space
2832	Bonnie View Estates HOA OS - Woodbury Rd.	1.2	0.4	Private Open Space
2833	Longmeadow at Garrison FP - Pumpkin Hill Ct.	6.9	2.3	Public Works Land

TOTAL

92.3 acres

92.0 acres excluding the Ft. Garrison  
Historic Site

Abbreviations:

HOA - Homeowners Association

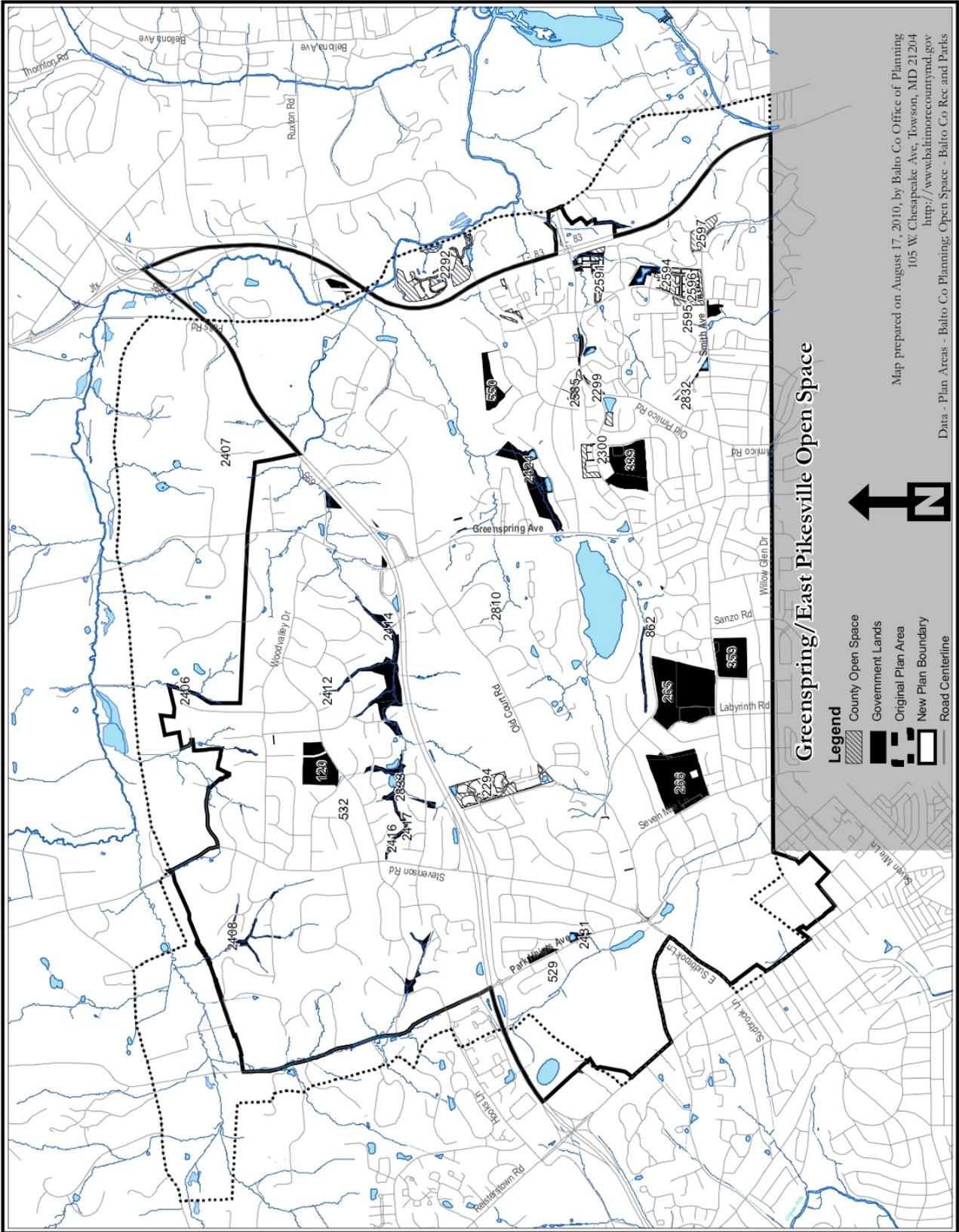
LOS - Local Open Space

DR - Drainage Reservation

D&U R - Drainage and Utility Reservation

OS - Open Space

FP - Flood Plain



## NATIVE PLANT RESTORATION SUGGESTIONS

These lists contain only native plants unless otherwise noted; a few plants may be non-invasive naturalized "new citizens". Most plants attract wildlife; those that are prime waterfowl or wildlife food are indicated by \* after citation. Some plants are very useful for soil or bank stabilization, and/or erosion control (shown by \*\* after citation). The left column shows the Latin names, while the right one lists the common name for each plant

### AQUATIC VEGETATION

<i>Nuphar leuteum</i>	Spatterdock (shallow areas)
<i>Peltandra virginica</i>	Arrow arum
<i>Pontederia cordata</i>	Pickeralweed
<i>Potamogeton nodosus*</i>	Long-leaved pond plant (streams also)
<i>P. pectinatus*</i>	Sago pond weed (turbulent areas)
<i>P. perfoliatus*</i>	Redhead grass
<i>Sagittaria latifolia</i>	Broad-leaved arrowhead

### HERBACEOUS EMERGENTS

<i>Alisma subcordatum</i>	Water plantain
<i>Arisaema triphyllum</i>	Jack-in-the-pulpit
<i>Caltha palustris</i>	Marsh marigold
<i>Carex comosa</i>	Bottlebrush sedge
<i>C. lanuginosa*</i>	Wooly sedge
<i>Cyperus esculentus**</i>	Chufa, Yellow nutsedge
<i>Eleocharis palustris**</i>	Marsh spike rush
<i>Iris versicolor</i>	Blue flag
<i>Leersia oryzoides*</i>	Rice culgrass
<i>Lobelia cardinales</i>	Cardinal flower
<i>Onoclea sensibilis</i>	Breadfern
<i>Osmunda cinnamomea</i>	Cinnamon fern
<i>Polygonum pensylvanicum*</i>	Giant smartweed
<i>Scirpus fluvialis* **</i>	River bulrush
<i>Symplocarpis foetidus</i>	Skunk cabbage
<i>Thelypteris palustris</i>	Marsh fern
<i>Typha angustifolis*</i>	Narrow-leaved cattail
<i>T. latifolia*</i>	Broad-leaved cattail

### SHRUBS

<i>Amorpha fruticosa</i>	Indigo bush
<i>Aronia arbutifolia</i>	Red chokeberry
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Clethra alnifolia</i>	Sweet pepperbush
<i>Cornus amomum**</i>	Silky dogwood
<i>C. sericea**</i>	Red osier

Cornus stricta  
Ilex decidua\*\*  
I. glabra\*\*  
I. verticillata\*\*  
Itea virginica  
Lindera benzoin\*\*  
Magnolia virginiana  
Myrica pensylvanica  
Salix purpurea\* \*\*  
Sambucus canadensis\*\*  
Viburnum dentatum  
V. trilobum\*\*

Graystem dogwood  
Possumhaw  
Inkberry  
Winterberry  
Virginia sweetspire  
Common spicebush  
Sweetbay magnolia  
Bayberry  
Basket willow  
Elderberry  
Southern arrowwood  
Highbush cranberry

### **TREES**

Acer negundo  
A. rubrum  
Amelanchier canadensis\*\*  
Betula Nigra\* \*\*  
B. populifolia\* \*\*  
Chamaecyparis thyoides  
Fraxinus nigra  
F. pennsylvanica  
Liquidambar styraciflua\*\*  
Nyssa sylvatica\*\*  
Pinus taeda  
Quercus bicolor\*\*  
Q. nigra  
Q. Palustris\*\*  
Q. phellos  
Salix nigra\* \*\*  
Taxodium distichum  
Ulmus americana\*\*

Box elder  
Red maple  
Serviceberry  
River birch  
Gray birch  
Atlantic white cedar (habitat)  
Black ash  
Green ash  
American sweetgum  
Blackgum  
Loblolly pine  
Swamp white oak  
Water oak  
Pin oak  
Willow oak  
Black willow  
Bald cypress (habitat)  
American elm (habitat) -plant a few  
and spray: it's worth it!

Re-printed with permission of author:  
Jacobs, Lois R.

"Moore's Branch Project: Restoration of a Stream Corridor"  
Univ. of MD College Park 1995

**Note:** For an extended and complete list of native plants that are also Deer Resistant, consult Catskill Native Nursery. Their web-site is:

<http://www.catskillnativenursery.com/deerproof.htm>

For a description of trees in the DEPRM Tree-Mendous Maryland Program, go to:

<http://resources.baltimorecountymd.gov/Environment/forestandtrees/specieslist.pdf>

## **DEER RESISTENT PLANTS AND SHRUBS**

In addition to the cited native plants listed on the previous pages, the following is a brief list of plants and shrubs deer most often avoid. Deer are not predictable in their eating behavior, and in hard times will eat almost anything, but it is generally acknowledged that there are some plants they will generally avoid, and others they treat as “deer candy”.

The list is vetted for plants, shrubs and trees that grow well in our area and are not invasive, toxic, or prone to diseases, and include natives where possible.

### **Plants, perennials and bulbs that are generally deer resistant**

Allium, American Ginger, Astilbe, Columbine, Cone Flower (Echinacea), Daffodils, Dianthus (Pinks), Foxglove (toxic, use carefully), Ferns, Hellebore species, Huechera, Hyacinths, Iris, Lavender, Liatris, Lungwort, Monarda (Bee Balm), Salvia, Stachys (Rabbit ears), Thyme.

### **Shrubs that are generally deer resistant**

Bayberry, Chokecherry, Japanese Andromeda (pieris), Red Osier Dogwood, Rose of Sharon, Spicebush, Tree Peony, Viburnum (all species), Winterberry, Weigela, Witchhazel.

### **Deciduous Trees that are generally deer resistant**

Beautybush, Common Lilac, Common Sassafras, Corkscrew Willow, Downey Serviceberry, English Hawthorne, European Beech, Flowering Dogwood, Ginko, Honey Locust, Inkberry, Native Maples, Oaks most species), Red Pine, Redvein Enkiathus, River Birch, Smoke tree, Sweetbay Magnolia.

### **Evergreens that are generally deer resistant**

American Holly, Colorado Blue Spruce, Douglas Fir, Juniper, Magnolia Grandiflora ‘Bracken’s Brown Beauty’, Pitch Pine, White Spruce.

### **“Deer Candy”, avoid unless protected**

Arborvitae, Azaleas, Bald Cypress, Daylily (all lilies in general), Euonymus, Geraniums (flowers). Holly, Hostas (all varieties), Hydrangea (all species), Impatiens, Mums (flowers), Pansies, Phlox, Rhododendron, Roses (all species), Scabiosa, Sedum, Tulips (all varieties).

In addition to the Catskill Native Nursery website at the end of the previous sheet on native plants, there are other extensive lists of deer-resistant plants and those to avoid. See Fact Sheet 655 of the Maryland Cooperative Extension available at [http://www.wildlifemanagement.info/files/deer\\_17.pdf](http://www.wildlifemanagement.info/files/deer_17.pdf), and Deer Resistant Plants at <http://www.northerngardening.com/deerplants.htm>. Note, however, that these lists include invasive plants, non-native plants, toxic plants and plants that are prone to diseases.

## INVASIVE EXOTIC PLANTS

The following is a partial list of exotic plants known to be invasive in parts of the Mid-Atlantic region. None of the following should be planted. We recommend consulting an expert about removing any of the following from your site.

### Trees

Norway maple (*Acer platanoides*)  
Sycamore maple (*Acer pseudoplatanus*)  
Tree of heaven (*Ailanthus altissima*)  
Russian olive (*Elaeagnus angustifolia*) Autumn  
olive (*Elaeagnus umbellata*)  
White mulberry (*Morus alba*)  
Empress tree (*Paulownia tomentosa*)  
Sweet cherry (*Prunus avium*)  
White cottonwood (*Populus alba*)

### Shrubs

Japanese barberry (*Berberis thunbergii*)  
Winged euonymus (*Euonymus alatus*)  
Privet (*Ligustrum obtusifolium*)  
Bush honeysuckles (*Lonicera spp.*)  
Common buckthorn (*Rhamnus cathartica*)  
European buckthorn (*Rhamnus frangula*)  
Multiflora rose (*Rosa multiflora*)  
Japanese spirea (*Spiraea japonica*)

### Vines

Porcelain berry (*Ampelopsis brevipedunculata*)  
Oriental bittersweet (*Celastrus orbiculata*)  
Climbing euonymus (*Euonymus fortunei*)  
English ivy (*Hedera helix*)  
Japanese honeysuckle (*Lonicera japonica*)  
Mile a minute vine (*Polygonum perfoliatum*)  
Kudzu [*Pueraria lobata*]  
Periwinkle (*Vinca minor*)  
Japanese wisteria (*Wisteria floribunda*)

### Herbaceous Plants

Five leaf Akebia (*Akebia quinata*)  
Garlic mustard (*Alliaria petiolata*)  
Ciant reed (*Arundo donax*)  
Asiatic sound sedge (*Carex frutescens*)

Spotted knapweed (*Centaurea maculosa*)  
Canada thistle (*Orsium arvense*)  
Bull thistle (*Orsium vulgare*)  
Crown vetch (*Coronilla varia*)  
Chinese yam (*Dioscorea batatas*)  
Chinese lespedeza (*Lespedeza cuneata*)  
Purple loosestrife (*Lythrum salicaria*)  
EuUka (*Mioostegium vimineum*)  
AneBtmia (*Murdannia keisak*)  
Beafsteak plant (*Perilla frutescens*)  
Common reed (*Phragmites australis*)  
Japanese knotweed (*Polygonum cuspidatum*) Johnson  
grass (*Sorghum halepense*)

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Our thanks to Irvine Science Center  
And U.S. Fish and Wildlife Service for this material

## COMMUNITY ACTION PLAN UPDATE COMMITTEE CONTRIBUTORS

### CAP Committee

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### Additional Contributors

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Stuart Goldberg	Jonathan Sperling
Howard Green	Mark Yolken
Tina Pierce	Alan Zuckerberg

### CAP Update

The Committee has been meeting monthly from June, 2009, to May, 2010 to update the original 2000 document.

The following CAP document sections required major revisions:

- Historic Perspectives–Larry Carton, lead, Pat Draisey and Sharon Rosen, second.  
Areas now outside our new boundaries were deleted, and new material on Historic Dumbarton added. The map was adjusted. New photos were added.
- Education–Arnold Potler, lead.  
The whole section was reviewed and updated.
- Commercial Areas–Barry Blank, lead.  
There were many additions, deletions and changes. The Quarry section is entirely new. There is more focus on core areas within our boundaries, as well as adjacent commercial areas that impact our Community. Photos were taken to reflect these updates.
- Roads and Traffic–Howard Simons, lead.  
This section reflects the changes in the last 10 years, and required much review.
- Utilities and Infrastructure–Ruth Goldstein, lead, Neville Jacobs, second.  
The section was updated and now includes a segment on renewable energy.
- Public Safety and Health–Lois Jacobs, lead, Phyllis Friedman, second.

The sections on Police has been updated to reflect our new substation. Other first responders were added. The section on Deer has been reworked and updated.

- Land Use and Zoning–Phyllis Friedman, lead, Lois Jacobs, second.  
There were many changes needed in this vital section as a result of developments that have taken place over the past 10 years. Of particular concern was a proposed development on Old Court Road that put in conflict the interpretation of the DR 1 zone and the need for compatibility with the surrounding neighborhood. Several months were spent on this section.
- Environmental Overview–Lois Jacobs, lead.  
This section was revised to reflect boundary changes, the physical alterations at the Quarry, and a better understanding of our streams, tributaries and watersheds. New GIS maps were added.
- Greenspring/East Pikesville A “Life-Cycle” Community–lead, Phyllis Friedman.  
An important section that defines our neighborhood and offers a vision for the future.
- Maps – all hand drawn maps are being replaced by new computer-generated and improved maps (thank you Diana Itter, Jen Meacham, and the Planning Office of Baltimore County).
- Photography–New photographs were added for the Quarry and other sections as needed. Areas no longer within our boundaries were deleted.
- Demographics and Statistics were updated.
- Our thanks to Ms. Diana Itter, District 2 Senior Planner, for her always helpful assistance and guidance.

## CONTACT INFORMATION

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410-486-6420  
Web-site: [www.pgccinc.org](http://www.pgccinc.org)

### **Pikesville Communities Corporation**

PCC: Ms. Rona Barrash, Executive Director  
[pccexdir@gmail.com](mailto:pccexdir@gmail.com)  
410-486-5047  
Web-site: [www.pikesvillecc.org](http://www.pikesvillecc.org)

### **Ruxton Riderwood Lake Roland Area Improvement Association, Inc.**

RRLRAIA: Ms. Peggy Squitieri, Executive Director  
[rrlraia@comcast.net](mailto:rrlraia@comcast.net)  
410-494-7757  
Web-site: [www.rrlraia.org](http://www.rrlraia.org)

### **Valleys Planning Council**

VPC: Ms. Teresa Moore, Executive Director  
[Moorevps@comcast.net](mailto:Moorevps@comcast.net)  
410-337-6877  
Web-site: [www.thevpc.org](http://www.thevpc.org)

### **Pikesville Revitalization Zone**, contact the Pikesville Chamber of Commerce:

Ms. Sherrie Becker, Executive Director  
[Pikesvillechamber@verizon.net](mailto:Pikesvillechamber@verizon.net)  
410-484-2337  
Web-site: [www.pikesvillechamber.org](http://www.pikesvillechamber.org)







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