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Abbreviations found in this document:
MPA  Maryland Port Administration
MD  State of Maryland
DNR  Maryland Department of Natural Resources
NPPCCC  North Point Peninsula Community Coordinating Council
OCC  Baltimore County Office of Community Conservation
DEPRM  Baltimore County Department of Environmental Protection and Resource Management
R&P  Baltimore County Department of Recreation and Parks
DPW  Baltimore County Department of Public Works
The general study area is outlined on the map at the right. The North Point Peninsula includes the communities of Edgemere, Fort Howard, and Miller’s Island, as well as Beachwood Estates to the North.

The projects in this document are reflective of the objectives listed in the Baltimore County Master Plan 2010 for the North Point Peninsula area, noting that “the County should take advantage of its waterfront” by enhancing tourism opportunities, promoting parks and other waterfront destinations, enhancing existing county parks and park programs, and enhancing land and water access to the waterfront.

The purpose of the North Point Peninsula Revitalization Projects Plan 2005-2007 is to highlight specific projects that promote the efforts of the Master Plan 2010, and as supported in the Dundalk-Edgemere Community Conservation Plan (adopted in 2000), and then establish timelines for implementation.

The projects will be funded by the State and County. Some projects have been highlighted by the Maryland Port Administration’s Harbor Options Team for funding. The Harbor Team was created in 2003 to advise the Maryland Port Administration (MPA) on placement options for the Baltimore Harbor as part of the state’s Dredged Material Management Program.

The Revitalization Projects Plan will serve as a tool for residents and community leaders to be informed of large public projects in progress so that they will be better situated to plan for their community’s future.
In 2004, the results of a community-wide survey and community forum were compiled by the North Point Peninsula Community Coordinating Council. In the survey and at the forum, residents were asked to respond to three questions:

What would you preserve in your community?
What would you create in your community?
What would you change in your community?

The results of this grassroots effort were outlined in an Executive Summary that was submitted to Baltimore County in August 2004.

The objectives of the grassroots efforts were to “utilize the results of our community survey as a revitalization checklist for both strategic short and long term planning by the NPPCCC and Baltimore County Government.”

This North Point Peninsula Revitalization Projects document outlines the projects for the North Point Peninsula Community, and serves as a working document for the implementation of those projects.
**Survey Results Overview**

**Create**
- Curbs and sidewalks
- Walking trails and/or bike path
- Drainage
- Landscaping
- Road Improvement
- Youth Center
- Community center/museum
- Restaurant/cafés
- Boat ramp
- Police
- Lighting
- Playgrounds
- Stores or shops
- Dredging
- Fishing Pier
- Yard Upkeep
- Golf Course
- Festival
- Veteran’s Memorial
- Development (Condos)
- Public Transportation

**Preserve**
- North Point Park
- Open Space
- Ft. Howard Park
- Todd’s Inheritance

**Change**
- Neighborhood “feel”
- Ft. Howard VA Hospital
- Haul Road—remain as park access only
- Ft. Howard Elementary School
- Water appeal
- Lighthouses
- Natural gas
- Litter
- Code enforcement
- Run-down businesses
- Haul Road—open as alternative community access
- Bars and strip clubs
- Pollution
- Animal Control
- School fix-up
Community Forum Responses

Landscaping and Green Space
- Trees! Trees! Trees!
- Fort Howard
- Todd’s Farm
- West Farm
- Bauer’s Farm
- Recreational areas: a golf course, hike/bike trail, playground

Historic Preservation and Community Image
- Sidewalks
- Todd’s Farm and Todd’s Inheritance
- Small town “feel” and rural charm
- No high-rises
- Parades, homecomings, dances, ball fields, coffee house, community center, bike/hike trails

Parks and Waterways
- Marina improvement
- Marine destination
- Public docks and boat ramp
- Black Marsh

Clean-Up
- Industrial issues; truck traffic; ISG property
- Trash
- Bad buildings, both Public and private—code enforcement
- CLEAN AIR and CLEAN WATER
- Haul Road—water flow
- Wharf Road—buffers/greenery
- Fences
Funding has been allocated by the Harbor Options Team to provide $2.8 million in FY2008 for dredging of North Point Creek and Jones Creek. Some Federal funding may also be allocated. The project will be under consideration as dredge material options are reviewed by the Baltimore Harbor Options Team.

A member of the North Point Peninsula Community Coordinating Council attends the Harbor Options Team meeting and should continue to update the community on the progress of this project.
North Point Peninsula Community Plan
Shoreline Access and Enhancement

PROJECT DESCRIPTION

North Point State Park Shoreline Access and Enhancement

STATUS

The Bay Shore Pier has funding allocated for design in the 2008 DNR budget. Construction funding will be requested in a subsequent year based on the design, and after design is developed and approved.

Work is moving forward on options for providing wheel-chair accessibility between the Bay Shore Pier and the Ferry Grove Pier; developing shoreline erosion protection between Bay Shore Pier and Ferry Grove Pier (in the form of breakwaters); also, habitat enhancement is also underway for oysters, terrapins, and horseshoe crabs.

The project will be under consideration as dredge material options are reviewed by the Baltimore Harbor Options Team.

NEXT STEPS

A member of the North Point Peninsula Community Coordinating Council attends the Harbor Options Team meeting and should continue to update the community on the progress of this project.
North Point Peninsula Community Plan
Shoreline Access and Enhancement
**PROJECT DESCRIPTION**

Phragmites removal, beach enhancement and fishing pier; other components of park plan possible.

---

**STATUS**

Fort Howard Veteran’s Park is owned by Baltimore County and Recreation and Parks is lead agency for projects on this site. Funding for the design of the park is in Baltimore County’s budget for FY 2008. Construction should begin in FY 2009.

Harbor Options Team has also identified projects for the shoreline area that include phragmites removal, beach enhancement, a fishing pier, and other potential park enhancements. Construction of a pier, pathway, additional parking, and grading for a playground and field would cost approximately $600,000-700,000. The process for these projects would take approximately 2 years from beginning to completion.

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**NEXT STEPS**

A member of the North Point Peninsula Community Coordinating Council attends the Harbor Options Team meeting and should continue to update the community on the progress of this project.
Proposed improvements to include a drop-off for students from North Point Road, as well as a traffic signal at North Point Road and Lodge Farm Road.

The Baltimore County Board of Education and the Harbor Options Team are working in coordination with the Baltimore County Office of Community Coordination on this project. Designs are currently underway to address easing traffic congestion, creating a student drop-off loop, and improving safety. Some funding for the project may be available through the Harbor Options Team.

The Board of Education will work on the design for the proposed improvement.

Further updates will be provided by the Baltimore County Office of Community Conservation.
North Point Peninsula Community Plan
Vehicle Access Improvements Sparrows Point HS
North Point Peninsula Community Plan  
*Todd’s Inheritance Shoreline Restoration*

**PROJECT DESCRIPTION**

Todd’s Inheritance is a four-acre historic site that played a pivotal role in protecting Baltimore from British forces in the War of 1812. Work has been on-going to restore the house and create a museum on the site.

**STATUS**

Money has been allocated to continue work on the restoration of the Todd House under the direction of Baltimore County’s Property Manager.

The Harbor Options Team has identified projects that include the creation of a wetland in the lower part of the backyard, routing run-off from nearby farm fields through the created wetland for treatment, and to provide a small pier and walkway through the wetland to provide access to Todd’s Inheritance for small boats.

**NEXT STEPS**

A member of the North Point Peninsula Community Coordinating Council attends the Harbor Options Team meeting and should continue to update the community on the progress of this project.
PROJECT DESCRIPTION

Walking and bike paths that enhance pedestrian mobility, access, and safety. The trail may also align with historic sites and natural resources in the area.

See Appendix pages 47-50 for a map of proposed trails in the area.

STATUS

Mr. Francis Taylor, a member of the NPPCCC, is working with the National Parks Service to get assistance from the Rails-to-Trails program for the creation of the North Point Heritage Greenway Trail. The trail is also on the Baltimore County of Recreation and Parks list of future projects, and included in the Eastern Baltimore County Pedestrian and Bicycle Access Plan, adopted by Baltimore County Council in November 2006.

A possible alignment of the trail would begin at the tip of the North Point Peninsula and run along North Point Road, connecting to the historic sites of Todd’s Inheritance and Shaw’s Discovery. The trail would eventually connect to the North Point Battlefield located to the north of Edgemere.

NEXT STEPS

Status reports on this project are given by Mr. Taylor at the greater NPPCCC meeting.
**PROJECT DESCRIPTION**

Traditional streetscape improvements and upgrades to the roadway (storm drain systems, pedestrian lighting, new curbs, gutters, and sidewalks in selected areas) along North Point Road from Delmar Avenue on the North to Willow Avenue on the South.

**STATUS**

The Baltimore County Office of Community Conservation is managing the streetscape project. The project is still in the concept stage. The County has been meeting with property owners to get support for the project and to obtain donations rights-of-way for sidewalks and storm drains. It is a major roadway upgrade project with a lot of storm drain work and may have to be done in two phases. The first phase of engineering work should be completed in FY2009. The construction completion date is uncertain; however, the County continues to work with residents along North Point Road. Community would like the section of North Point Road from Sparrows Point to Willow Avenue to be a high priority.

Interest in decorative banners along North Point Road has been expressed. The community will need to obtain decorative banners as a separate project. This is not something Baltimore County typically funds. Costs of banners averages about $80 per banner plus $40 for the hanging kits.

**NEXT STEPS**

Continue to get updates from the Office of Community Conservation.
Improvements to Sparrows Point Road from Edgemere Elementary to North Point Boulevard. The project would include building sidewalks where none exist. The length of road in question is approximately 5,500 feet.

The Baltimore County Department of Public Works has held preliminary discussions on the project, but no commitments have been made. The grade differential along the road presents a serious design challenge. A project to better define the problem should be pursued by Public Works.

The NPPCCC may want to establish an advisory committee to work on this project with DPW to determine the constraints facing property owners and DPW, and whether or not moving forward is feasible.

The Baltimore County Department of Public Works has held preliminary discussions on the project, but no commitments have been made. The grade differential along the road presents a serious design challenge. A project to better define the problem should be pursued by Public Works.

The NPPCCC may want to establish an advisory committee to work on this project with DPW to determine the constraints facing property owners and DPW, and whether or not moving forward is feasible.
There is a need for a boat ramp that could be accessible to boaters in the area.

Recreation and Parks was investigating the acquisition of the former Iman Marina property. The acquisition attempts were not successful. Recently, Baltimore County Departments of Environmental Protection and Resource Management and Recreation and Parks have investigated use of the Oak Road Park site as a potential location for a community boat ramp. However, there are traffic and parking concerns as well as funding hurdles. The County has also explored potential sites in the North Point State Park, Fort Howard dike, and on the former Karll Trust Property in Edgemere; none proved to be viable options.

Due to the high cost of construction of a such a boat ramp, the County may also look into forming a partnership with an existing local marina to offer public access.

The NPPCCC may want to establish an advisory committee to work on this project and provide a monthly update on the status of the project.
North Point Peninsula Community Plan

Community Boat Ramp

Community
Requested site for consideration
North Point Peninsula Community Plan

*Stormwater Control*

**PROJECT DESCRIPTION**

Drainage issues exist throughout the peninsula. Some of the drainage problems may have been worsened by damage done by Hurricane Isabel in 2003.

**STATUS**

The Department of Public Works should pursue a project to determine and define the problems that exist in Edgemere. This should highlight areas where significant flooding or ponding occurs after rain and also propose solutions to some of the drainage problems.

**NEXT STEPS**

The NPPCCC may want to establish an advisory committee to work on this project with Baltimore County Department of Public Works, DPW to determine how stormwater on the peninsula can be better controlled and to identify places where infrastructure improvements could be made to correct stormwater problems.
The community would like to work with the Code Enforcement officers to be more proactive in addressing code enforcement issues such as abandoned vehicles.

Currently code enforcement violations are reported on a case-by-case basis.

The NPPCCC may want to establish an advisory committee to meet with staff from Baltimore County Code Enforcement and develop a plan for addressing problems in the area.
North Point Peninsula Community Plan
Baylight Avenue Sports Court

PROJECT DESCRIPTION
Creation of a new sports court in the Miller’s Island area.

STATUS
Recreation and Parks has received Critical Area Commission approval to build a half court at this location and is currently (April 2007) securing prices from contractors to complete it. A dedication of the new park is planned for early Fall 2007.

NEXT STEPS
Project completed.
North Point Peninsula Community Plan

Baylight Avenue Sports Court

Map showing the location of the Baylight Avenue Sports Court.
Improvement to drainage along residential street.

Funding has been allocated in the CIP (Capital Improvement Projects) budget for the design and construction of 4 tidal drainage outfalls and associated storm drains along Chesapeake Avenue to alleviate road ponding in this waterfront area. Right-of-way issues still need to be discussed with residents. Since access to private property is needed, property owners who wish to have this improvement must contact the Baltimore County Department of Public works in order for improvements to be made. The Storm Drain Design Section of Public Works plans to meet with the community to discuss this project in Fall 2007.

Engineering to take place in Fiscal Year 2008.
Construction to begin in Fiscal Year 2012.

Follow-up with the Department of Public Works for regular updates on progress.
需额外的游乐场在社区。

**status**

在威尔斯大道的终止处有一块财产，归县所有。如果该地点被证明适合建设游乐场，其使用必须得到巴尔的摩县休闲和公园总监以及州道路委员会的许可或使用。在向社区输入会议提出此想法后，如果达成共识继续推进项目，收购资金和建设时间大约需要2年。这种类型游乐场的大约成本为$50,000-$75,000。

**next steps**

NPPCCC可能需要建立一个顾问委员会与居民和巴尔的摩县休闲和公园合作，探索社区内游乐场的需要，并突出潜在地点。
North Point Peninsula Community Plan
Community Playground in Downtown Edgemere
Need for central area to post information about events and meetings in the community.

The community should consider applying for a community action grant from OCC for this sign. There is a cap of $7,500 with a 25% community match.

The NPPCCC may want to establish an advisory committee to work with the Office of Community Conservation on this project and provide a monthly update on the status of the project.
To provide a planned route for evacuation from environmental and other threats.

The NPPCCC may want to establish an advisory committee to work with the Baltimore County Fire Department and Homeland Security to formulate an evacuation plan for the North Point Peninsula area.
North Point Peninsula Community Plan

Haul Road

PROJECT DESCRIPTION

Potential to open road for vehicular access.

STATUS

During the master plan process for North Point State Park, the use of Haul Road for routine vehicular access was reviewed. Based on strong community opposition at the time, the road was not designated in the park master plan for use as an unrestricted roadway. Use as an evacuation route could still be explored.

NEXT STEPS

The NPPCCC may want to establish an advisory committee to meet with the Department of Public Works and DNR to discuss the feasibility of opening the Haul Road to traffic. Additional discussions should also be held with residents to reach a consensus on the project, as it has been indicated in earlier meetings that many who live in the area would like for the road to remained closed to vehicular traffic.
Potential location for boat ramp or legal use area for ATVs. To be explored.

Upon preliminary investigation, the Baltimore County Department of Environmental Protection and Resource Management has determined that the site would not work as a site for a boat ramp but instead would be a possible location for passive recreation space or location for dredge material.

The NPPCCC may want to establish an advisory committee to meet with DEPRM and other agencies to determine the feasibility for the proposed uses on this site.
North Point Peninsula Community Plan
*Karll Trust Property*

**PROJECT DESCRIPTION**

Potential park site.

**STATUS**

Baltimore County purchased a large portion of the property in 2007. Environmental clean-up will occur on the site. Baltimore County has no plans or funding allocated to develop this site for a park, although it has been requested for the FY 2009 County budget.

**NEXT STEPS**

Meetings will be held with the community to determine future recreational uses on the property.
Phragmites removal, beach enhancement and fishing pier; other components of park plan possible.

**STATUS**

Baltimore County Department of Recreation and Parks would like to work with the community and developers of the former Veterans Administration Hospital site to create a master plan for the existing park.

Baltimore County has done a shoreline enhancement study for this area which addresses shore erosion control.

A boat ramp could not be constructed at this location unless a significant breakwater were constructed and feasibility of that issue has not been explored.

**NEXT STEPS**

The NPPCCC may want to establish an advisory committee to work with the Department of Recreation and Parks on this project and provide a monthly update on the status of the project.
The community is interested in obtaining an updated, more in-depth traffic study of the North Point Peninsula.

The NPPCCC may want to establish an advisory committee to work with the Department of Public Works on this project and provide a monthly update on the status of the project.
At the request of the North Point community, Baltimore County Traffic Engineering conducted a "what if" traffic study in 2004. A “what if” traffic study explores what happens from a traffic perspective if development in the community occurs according to the official County forecast, versus what happens if growth in the community occurs the way the community perceives growth is going to occur.

Using the official County forecast, traffic on North Point Road in the vicinity of North Point Boulevard could increase over a 30 year period from 18,000 vehicles a day to 22,000 vehicles a day. This modest increase in traffic over a thirty year period would require little, if any, traffic engineering improvements. Under the official County scenario traffic along North Point Road in the vicinity of Fort Howard could increase from 4,600 vehicles a day to 5,800 vehicles a day.

Again, these increases are modest and would require little, if any, improvements. Using development information provided to us by the community and contained in news reports at that time, Baltimore County determined that it was possible for traffic on North Point Road in the vicinity of North Point Boulevard to increase over a 30 year period from 18,000 vehicles a day to 32,000 vehicles a day. This is a significant increase in traffic and it would not be possible for a two lane road to carry this much traffic. Extra lane and intersection capacity would have to be provided to carry 32,000 vehicles a day.

Also using the alternative development scenario, traffic along North Point Road in the vicinity of Fort Howard could increase from 4,600 vehicles a day to 9,200 vehicles a day. While this is a significant increase, it could probably be handled with only modest improvements to North Point Road in the vicinity of Fort Howard. A some point in time the alternative socioeconomic data set used for the study needs to be reconciled with the official County forecast to make a reasoned determination as to what the traffic impact is likely to truly be.
The community desires a place for holding community meetings and to provide youth center opportunities, as well as for use by the local recreation council for activities.

Could the Veteran’s Administration work with the community to provide a community building in the new Ft. Howard project or elsewhere in the community?

The NPPCCC may want to establish an advisory committee to work with the Veteran’s Administration to see if this idea is feasible. Continue to work with the Office of Community Conservation on this project.
Appendix

Historic Properties Map 45
Demographics 46
Eastern Balto. Co. Pedestrian & Bike Access Plan 47
North Point Peninsula Community Plan

Appendix: Historic Structures Map
## Demographic Information for the North Point Peninsula

<table>
<thead>
<tr>
<th>Data Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2006)</td>
<td>9,600</td>
</tr>
<tr>
<td>Housing Units (2006)</td>
<td>3,800</td>
</tr>
<tr>
<td>Housing Type (2006):</td>
<td></td>
</tr>
<tr>
<td>Owner-occupied units:</td>
<td>3,000</td>
</tr>
<tr>
<td>Renter-occupied units:</td>
<td>800</td>
</tr>
<tr>
<td>Jobs (Part- and Full-Time, 2005)</td>
<td>4,900</td>
</tr>
<tr>
<td>Jobs by Major Employer (2005):</td>
<td></td>
</tr>
<tr>
<td>ISG or Bethlehem Steel</td>
<td>2,500</td>
</tr>
<tr>
<td>Maryland Slag Co.</td>
<td>500</td>
</tr>
<tr>
<td>Veterans Health Administration</td>
<td>470</td>
</tr>
<tr>
<td>Jobs by Major Industries (2005):</td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td>3,200</td>
</tr>
<tr>
<td>Public Administration</td>
<td>600</td>
</tr>
<tr>
<td>Educational Services</td>
<td>200</td>
</tr>
<tr>
<td>Construction</td>
<td>200</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>100</td>
</tr>
<tr>
<td>Median Sales Value (2006):</td>
<td>$290,000</td>
</tr>
<tr>
<td>County Median</td>
<td>$253,000</td>
</tr>
</tbody>
</table>


Sources:
1). Baltimore County Office of Planning, population and housing estimates, July 2006;
2). Baltimore Metropolitan Council, Master Establishment File (MEF) 2005 for jobs; and
The Eastern Baltimore County Pedestrian and Bicycle Access Plan (2006) is an action plan for constructing pedestrian and bicycle improvements. The plan was developed by an advisory committee composed of representatives from the walking/bicycling community and state and county government, and is based on the needs and desires expressed by the citizens who live or work in the area. The plan identifies specific projects to be implemented, and provides recommendations for phasing and funding. It is a comprehensive, long-range plan that will ultimately integrate walking and bicycling facilities into the county’s infrastructure.
Bicycle projects are categorized into the following types of improvements:

<table>
<thead>
<tr>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Some roads are not recommended for bicycle improvements because of dangerous traffic conditions, or because specific improvements are not necessary.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Share the Road/Bicycle Route Sign</th>
</tr>
</thead>
<tbody>
<tr>
<td>This is the most minimal bicycle improvement, and consists of signage designating the roadway as a bicycle route, and the route’s destinations.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Widened Curb Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narrowing the inner traffic lanes (to a minimum of 10 feet wide) to create a widened curb lane.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bike Lane by Right-of-Way Widening</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space for bike lanes is created by widening the road within the existing right-of-way.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Off-Road Shared Use Trail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of a 10 foot wide trail with a crushed stone or paved surface.</td>
</tr>
</tbody>
</table>
North Point Peninsula Community Plan
Appendix: Eastern Baltimore County Pedestrian and Bicycle Access Plan

Not Recommended
Share the Road Signs
Bike Lane w/ ROW widening
Off-road Trail
### Bicycle Improvement Project List (partial)

<table>
<thead>
<tr>
<th>Project No.</th>
<th>Road Name</th>
<th>From</th>
<th>To</th>
<th>Likely Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>78</td>
<td>North Point Road</td>
<td>Bethlehem Blvd</td>
<td>Lodge Forest Drive</td>
<td>State</td>
</tr>
<tr>
<td>79</td>
<td>North Point Road</td>
<td>Lodge Forest Drive</td>
<td>Old Bay Road</td>
<td>Undetermined</td>
</tr>
<tr>
<td>80</td>
<td>North Point Road</td>
<td>Old Bay Road</td>
<td>Ft. Howard Park Drive</td>
<td>State</td>
</tr>
<tr>
<td>81</td>
<td>Lodge Forest Drive</td>
<td>North Point Road</td>
<td>Old Haul Road</td>
<td>Undetermined</td>
</tr>
<tr>
<td>126</td>
<td>Sparrows Point Road</td>
<td>North Point Road</td>
<td>North Point Blvd</td>
<td>State</td>
</tr>
<tr>
<td>152</td>
<td>Old Trolley Right-of-Way</td>
<td>Wood Avenue</td>
<td>Old Bay Road</td>
<td>Undetermined</td>
</tr>
<tr>
<td>176</td>
<td>Wharf Road</td>
<td>Bethlehem Blvd</td>
<td>Sparrows Pt Road</td>
<td>State</td>
</tr>
<tr>
<td>178</td>
<td>North Point Blvd</td>
<td>Bethlehem Blvd</td>
<td>Sparrows Pt Road</td>
<td>State</td>
</tr>
<tr>
<td>197</td>
<td>Millers Island Road</td>
<td>North Point Road</td>
<td>End</td>
<td>Undetermined</td>
</tr>
<tr>
<td>208</td>
<td>North Point State Park Rd</td>
<td>North Pt Road @ Haul Road</td>
<td>Bay Shore Road</td>
<td>State</td>
</tr>
</tbody>
</table>

Eastern Baltimore County Pedestrian and Bicycle Access Plan 2006
[www.baltimorecountymd.gov/go/bikeped](http://www.baltimorecountymd.gov/go/bikeped)