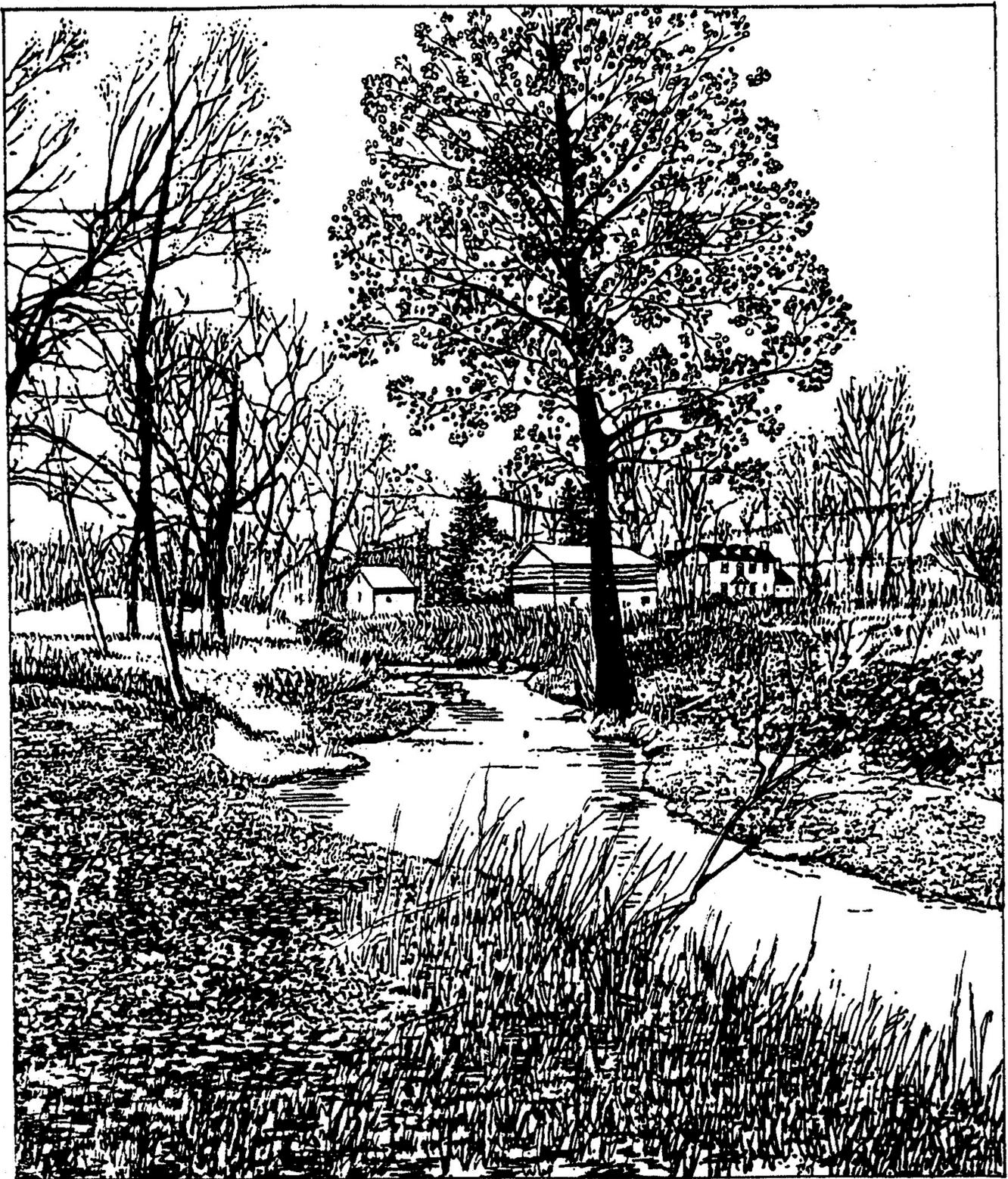


Owings Mills

Park and Open Space Concept Plan



Baltimore County, Maryland

As Adopted by the Baltimore County Council

May 15, 1995

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1995, LEGISLATIVE DAY NO. 10
RESOLUTION NO. 24-95

MR. T. BRYAN MCINTIRE, COUNCILMAN

BY THE COUNTY COUNCIL, MAY 15, 1995

A RESOLUTION of the Baltimore County Council to adopt the Owings Mills Park and Open Space Concept Plan as part of the Baltimore County Master Plan 1989-2000.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan focused on the importance of open space in preserving the scenic and aesthetic values of the County and in providing recreational opportunities to citizens; and

WHEREAS, the Office of Planning and Zoning, in cooperation with the Departments of Recreation and Parks and Environmental Protection and Resource Management, prepared a comprehensive open space plan for the Owings Mills Growth Area; and

WHEREAS, by Resolution adopted October 20, 1994, the Baltimore County Planning Board adopted the Owings Mills Park and Open Space Concept Plan, dated June, 1994, to constitute a part of and an amendment to the Master Plan; and

WHEREAS, the County Council held a public hearing on the recommended Owings Mills Park and Open Space Concept Plan on April 17, 1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Owings Mills Park and Open Space Concept Plan, 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 1989-2000 to be a guide for the development of the Owings Mills Growth Area, subject to such further modifications as deemed advisable by the County Council.

Baltimore County Government
Planning Board



401 Bosley Avenue
Towson, MD 21204

(410) 887-3211
Fax (410) 887-5862

RESOLUTION
Adopting and Recommending the
OWINGS MILLS
PARK AND OPEN SPACE CONCEPT PLAN

WHEREAS, the Baltimore County Master Plan 1989-2000 "focused on the importance of open space in preserving the scenic and aesthetic values of the County and in providing citizens recreational opportunities"; and

WHEREAS, the Office of Planning and Zoning, in cooperation with the Departments of Recreation and Parks and Environmental Protection and Resource Management, has prepared a comprehensive open space plan for the Owings Mills Growth Area; and

WHEREAS, the draft of the Owings Mills Park and Open Space Concept Plan, dated June, 1994, was discussed in a Committee meeting on July 21 and October 6, 1994 and was the subject of a public hearing by the Planning Board on September 22, 1994;

NOW, THEREFORE, BE IT RESOLVED, pursuant to Section 26-81 of the Baltimore County Code, 1988, that the Baltimore County Planning Board hereby adopts The Owings Mills Park and Open Space Concept Plan, June, 1994, as amended, to constitute a part of and an amendment to the Baltimore County Master Plan 1989-2000; and

BE IT FURTHER RESOLVED, that The Owings Mills Park and Open Space Concept Plan shall be transmitted to the Baltimore County Council for adoption in accordance with Section 523(a) of the Baltimore County Charter.

DULY ADOPTED by vote of the Planning Board
this 20th day of October 1994

A handwritten signature in cursive script that reads "Pat Keller".

Pat Keller
Secretary to the Planning Board

PK/TD/mjm
ACTION. SUM/PZONE/TXTMJM



Owings Mills

Park and Open Space Concept Plan

Baltimore County, Maryland



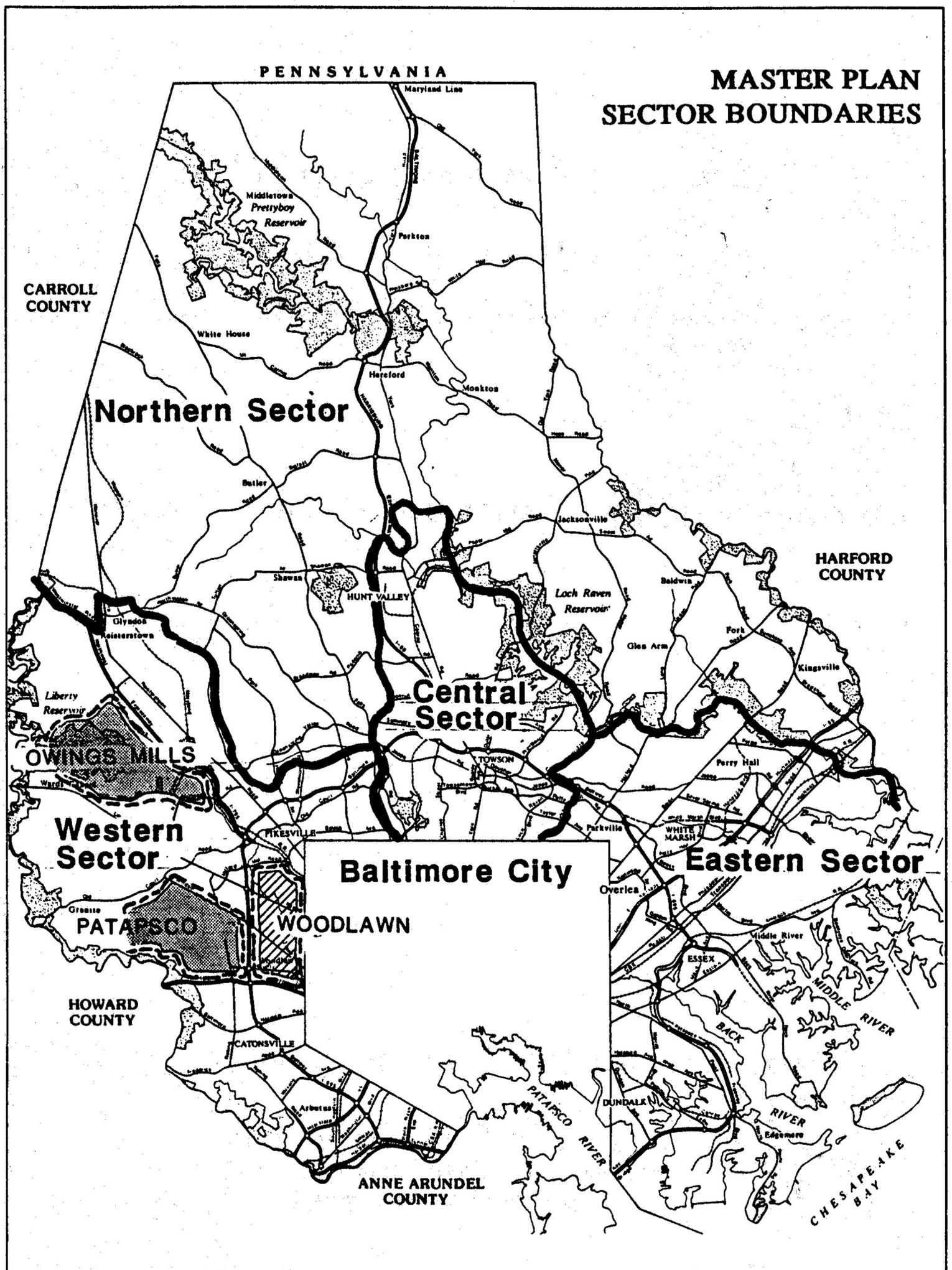
Prepared by Baltimore County

Office of Planning

Department of Recreation and Parks

Department of Environmental Protection
and Resource Management

May 15, 1995



Owings Mills Park and Open Space Concept Plan

MASTER PLAN CONTEXT

THE WESTERN SECTOR

The Western Sector of Baltimore County, as identified in the current Master Plan, comprises 110 square miles. This area extends from Baltimore Highlands, northwest through Catonsville, Woodlawn, Pikesville and Randallstown to Reisterstown and Glyndon. Mostly urban, the Western Sector still contains significant rural and undeveloped acreage.

The most identifiable open space systems found in the Western Sector are the Soldier's Delight Natural Environmental Area, Patapsco Valley State Park and Diamond Ridge Golf Course. These parks provide recreation and open space amenities to many west side communities that have developed without a fundamental open space plan. Although the recreation needs are served well by the local recreation councils, the paucity of quality open space is noticeable.

Owings Mills and Patapsco are two relatively undeveloped areas where the adoption of comprehensive park and open space plans are feasible. The proposed greenway linkage between these two areas will incorporate a significant part of the Western Sector into an open space system. When linked to Woodlawn via the Scotts Level Branch and the Gwynns Falls Greenways, Baltimore County will have a prototype open space system connected with the City, and will set the standard for other parts of the County.

The Patapsco and Owings Mills Park and Open Space Plans were submitted to the

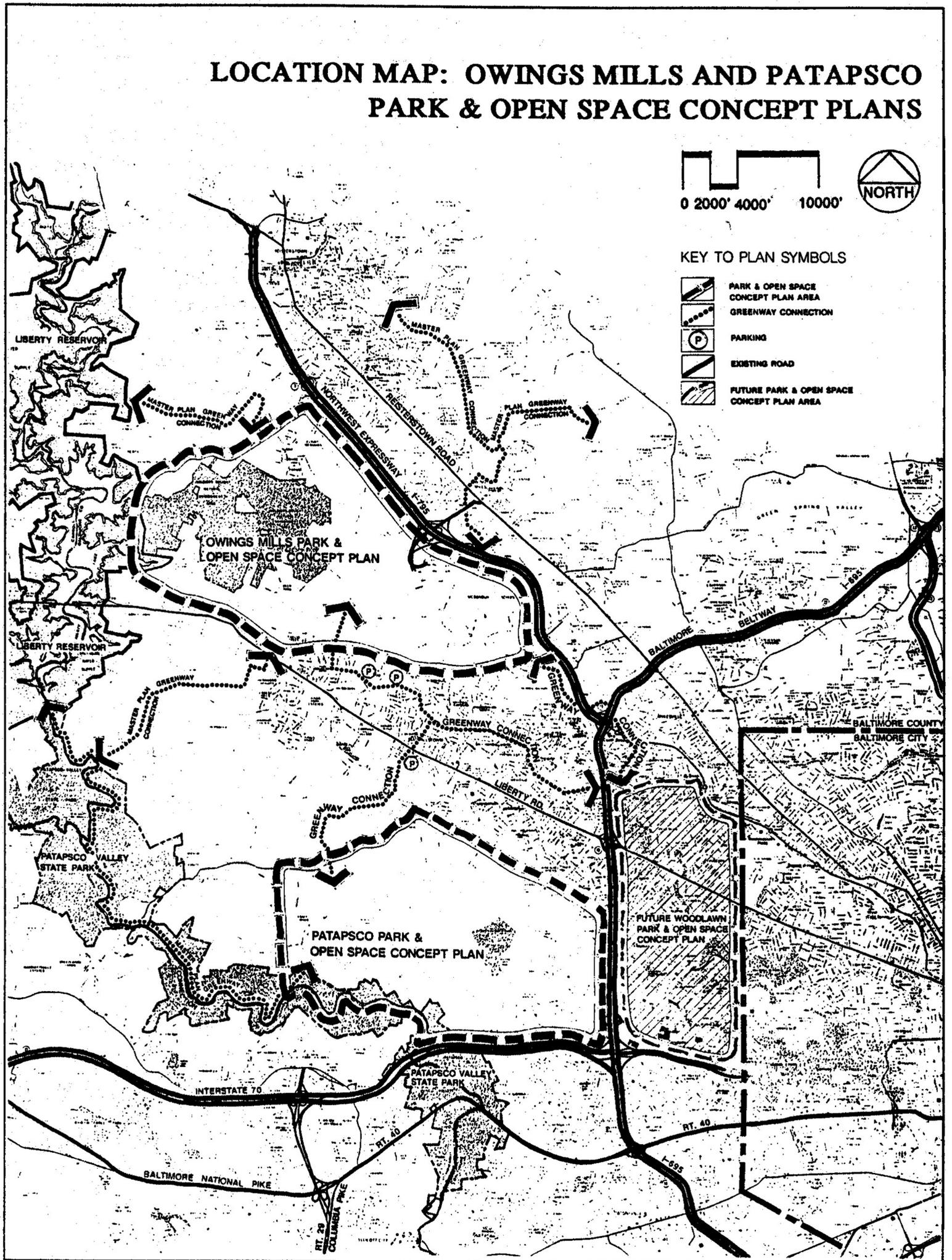
Baltimore County Planning Board and County Council for adoption. The Patapsco plan was adopted on April 20, 1992. The Owings Mills plan was held back because of uncertainty concerning the proposed Red Run Lake, which was the centerpiece of the plan. This revised Owings Mills Park and Open Space Plan details a new concept for the formerly proposed lake area, which will provide an equally exciting focal point for Owings Mills.

OWINGS MILLS GROWTH AREA

The Owings Mills Growth Area was initially designated by the 1979 Master Plan. Subsequently, a detailed study was prepared for the 13,000 acre area, which was formally adopted in 1984 as an amendment to the County Master Plan. The plan envisions Owings Mills as a densely developed urban center offering a variety of convenient living, working and leisure opportunities for people of diverse ages, incomes and interests. High standards of design quality are to be established to ensure the development of a desirable living and working environment. This includes a well planned and designed open space system as a key element of the community.

The development of Owings Mills as presented by the Master Plan will provide for population and economic growth in a rational manner, and will relieve development pressures which the rural areas, older communities and more environmentally sensitive areas have been experiencing.

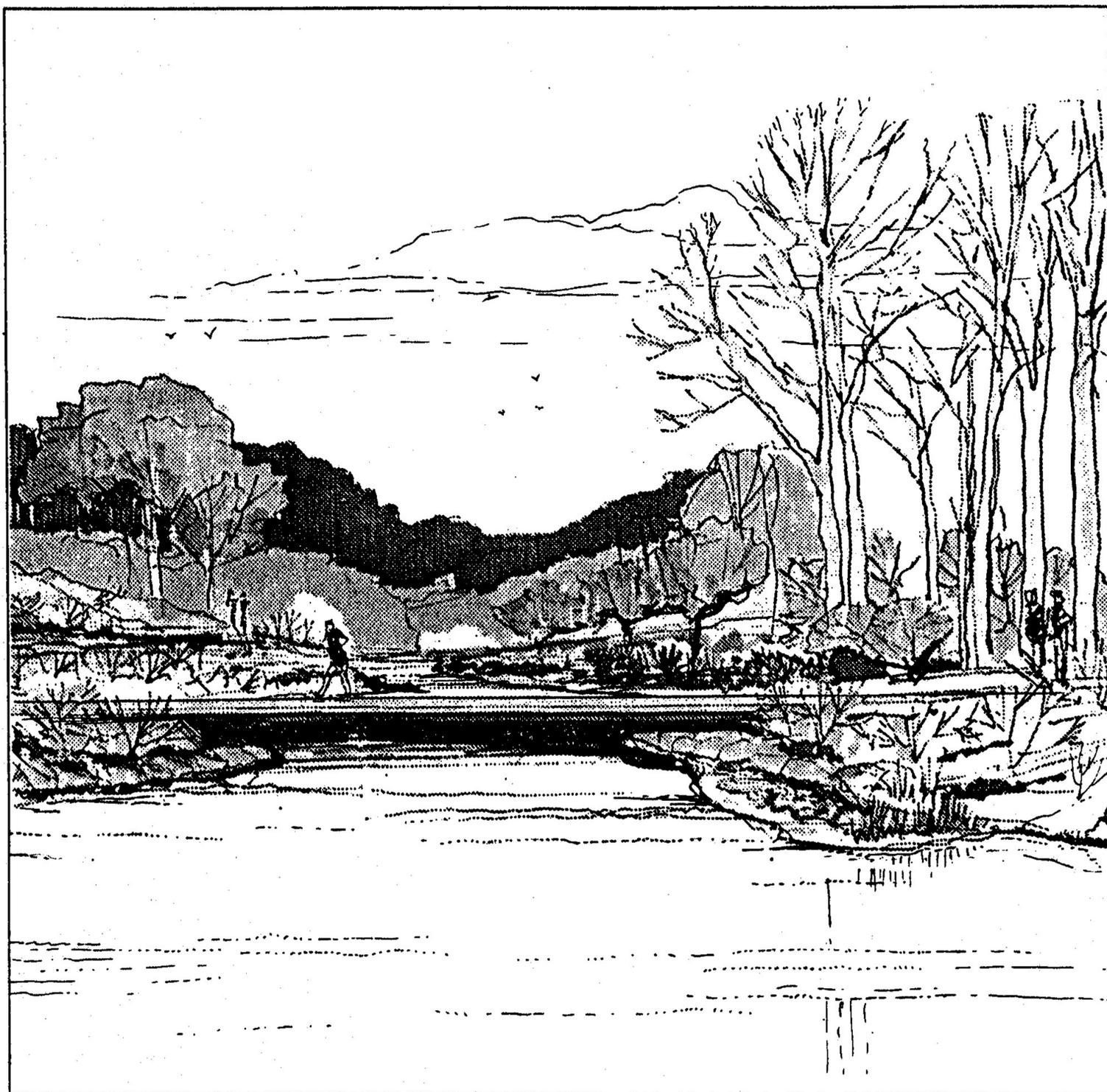
LOCATION MAP: OWINGS MILLS AND PATAPSCO PARK & OPEN SPACE CONCEPT PLANS



Owings Mills Park and Open Space Concept Plan

The time to implement an Owings Mills park and open space plan is now. The opportunity to preserve meaningful open space will be lost as Owings Mills develops. Aquisition of parkland through the standard means of direct purchase will be difficult because of the lack of County funds and the decline of the state sponsored Program Open Space. Innovative

means of acquisition and of effective resource utilization must be explored and employed. This plan presents an approach that will provide the basic framework of the open space system through the development process, describes a wide range of potential components and outlines a number of creative implementation strategies.



Owings Mills Park and Open Space Concept Plan

OWINGS MILLS

PARK AND OPEN SPACE CONCEPT PLAN

BACKGROUND

The Owings Mills growth area is planned to provide an exceptional living and working environment, designed to attract major businesses and offering a spectrum of attractive residential options. When completed, Owings Mills will be a major urban center. New growth is expected to generate over 40,000 jobs and provide homes for 40,000 people by 2020. Over 20 million square feet of office/high tech industrial space and 1.5 million square feet of retail space are planned. A significant amount of federal, state and local funds have been spent to provide a state-of-the-art metro and highway system. Initial development activity includes the regional Owings Mills Mall by the Rouse Company and the development of office headquarters for such major companies as Alexander and Alexander, Blue Cross/Blue Shield, Baltimore Life and T. Rowe Price. Construction of the residential project Owings Mills New Town was recently begun, and will eventually provide a varied mix of housing for as many as 10,000 people.

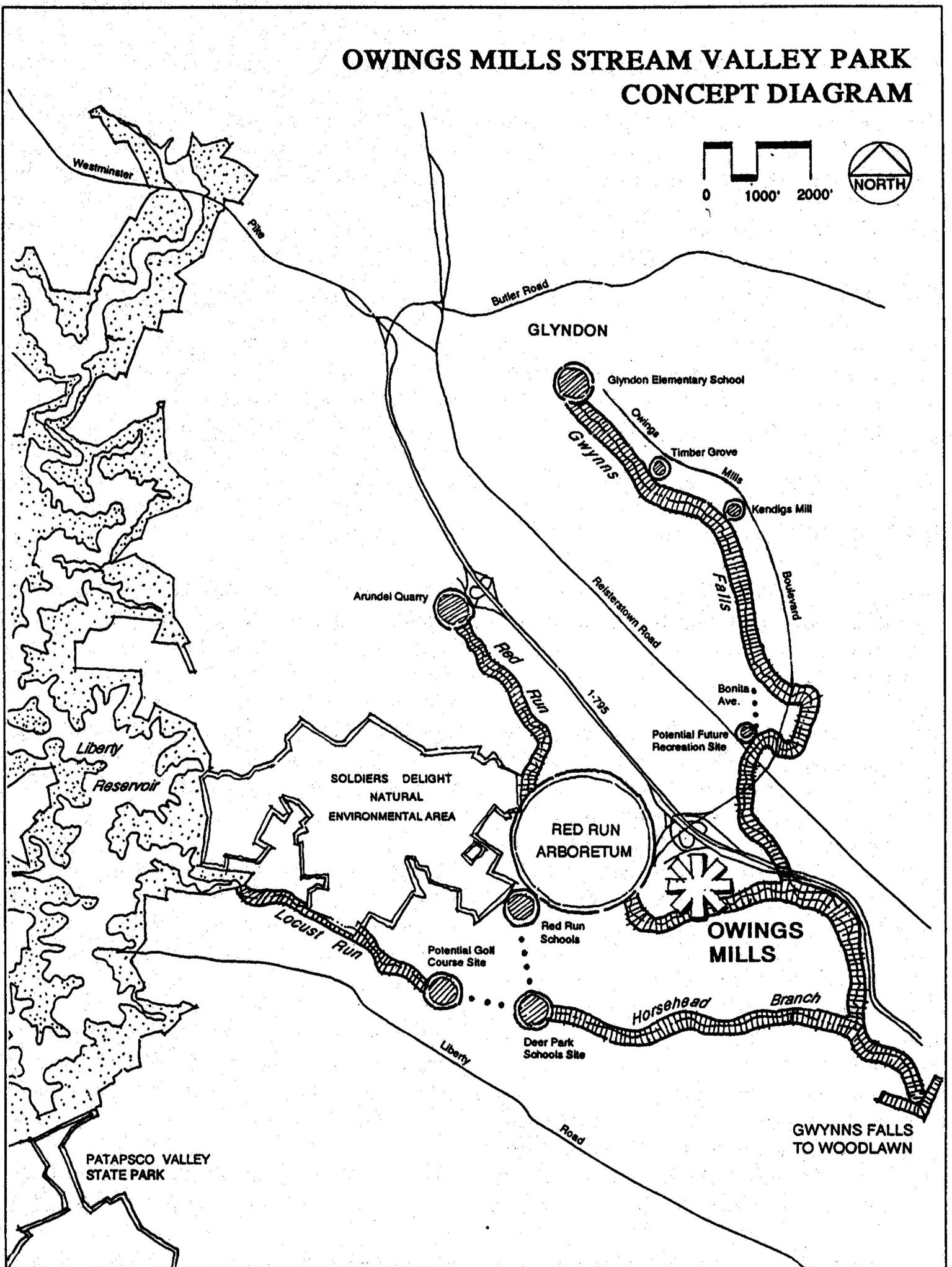
THE PARK AND OPEN SPACE CONCEPT

Open space is a key element in the development of Owings Mills as a desirable, attractive and healthy place to live and work. This park and open space plan represents a comprehensive approach in providing for the

recreation and open space needs of the emerging Owings Mills population. The open space system will lend cohesiveness to the fabric of the Owings Mills community. The system will be composed of both passive recreation and active elements -- ballfields, golf courses and tennis courts for active recreation, and passive recreation areas where people can explore and interact with nature. The open space concept includes visual amenities as well -- strategically located green areas that soften the hard urban surfaces, create buffers, and visually integrate the environment. These green areas can contain special landscaping or features to create a distinctive identifying image.

The basic structure of the Owings Mills open space plan is provided by a system of stream valley parks or greenways stretching throughout the Owings Mills area. The centerpiece of the stream valley park is a 250-acre native species arboretum and ecological garden proposed in place of formerly proposed Red Run Lake. Augmenting the greenways are a series of mini parks providing neighborhood-oriented recreation opportunities, and several larger park sites for sports-oriented and community-wide recreation activities. A design approach for landscaped boulevards and collector roads, buffering of I-795 and gateway treatments is also proposed. These components of the Owings Mills Park and Open Space Plan are depicted on the maps on pages 7 and 11, and are more fully detailed below.

OWINGS MILLS STREAM VALLEY PARK CONCEPT DIAGRAM



Owings Mills Park and Open Space Concept Plan

STREAM VALLEY PARK SYSTEM

The Owings Mills stream valley park system will become part of the state-wide greenway system of natural linear parks reaching in the Baltimore area from the Pennsylvania line to the Inner Harbor and the Chesapeake Bay. The greenway system will preserve sensitive environmental areas -- streams, wetlands and steep slopes -- and provide significant wildlife habitats. Pedestrian and bicycle paths located along the greenways will provide opportunities for passive recreation and enjoyment of these special resources.

In Owings Mills, the greenway system includes the four major stream systems -- Red Run, Gwynns Falls, Horsehead Branch, and Locust Run. The greenways will weave through the residential and employment communities linking them together and connecting them with the major recreational areas of Owings Mills and of the region.

Red Run will become the central focus of the Owings Mills greenway system. The stream originates at the Arundel quarry near exit 7 of I-795 and Franklin Boulevard, and flows southeasterly, emptying into the Gwynns Falls west of the Metro parking area. It is a trout stream and the greenway is envisioned for primarily passive recreational use. Exciting open space opportunities exist, however, at the former lake site near the town center. These are more fully detailed later in the plan.

Within Owings Mills, the Gwynns Falls flows southeasterly from the Glyndon Elementary School at Bond Avenue to Painters Mill Road, passing through residential and industrial areas. East of Owings Mills, the Gwynns

Falls continues through to Gwynns Falls Park and the Inner Harbor. The Gwynns Falls offers some unique recreational opportunities in Owings Mills. Glyndon Elementary School will provide a major access point to the proposed greenway, with parking and associated recreational and educational facilities and programs. Planned road closings at Kendigs Mill Road and Timber Grove Road provide an opportunity to use the existing pavement and bridges spanning the Gwynns Falls for pedestrian and bicycle access from the surrounding communities. Small picnic sites, wildlife observation decks, and parking areas can also be developed in conjunction with these access points. These small scale improvements will provide special amenities at very little capital cost.

A path system utilizing the existing sewer easement running adjacent to the Gwynns Falls southeast of Kendigs Mill will minimize environmental impacts. The abandoned portion of Bonita Avenue can be linked to the Gwynns Falls trail, creating a looped jogging/exercising path accessible to the communities now developing along Owings Mills Boulevard North.

Throughout its length, portions of the Gwynns Falls flow through existing and proposed industrial areas. Employee amenities should be designed in conjunction with the greenway and could include lunchtime eating and recreation areas. An undevelopable, open parcel suitable for such activities exists at the northeast side of Reisterstown Road where the Gwynns Falls passes under the roadbed.

The headwaters of the Horsehead Branch are located in the narrow valley between Lyons

Mill Road and Winands Road, at the site of Deer Park Middle and Elementary Schools, which can provide the major access point with parking. The Horsehead Branch flows easterly to its confluence with the Gwynns Falls just south of McDonogh Road. The proposed greenway system will link developments like Lyons Woods and Fox Ridge. Developments on the north side of Lyons Mill Road can also be connected to the greenway through local open space "land bridges". The County is examining the possibility of acquiring an active recreation site in this vicinity which could be linked to the greenway. The Horsehead Branch Greenway will be established as a natural wooded corridor with a medium intensity pedestrian path and selected picnic areas.

Locust Run is a tributary to the Liberty Reservoir. Its headwaters are just east of Deer Park Road, north of Lyons Mill Road. Locust Run flows through Soldier's Delight Natural Environmental Area near its southern border, as well as several future residential communities. The greenway will be connected via local open space linkages through future residential areas to the Deer Park School site and Horsehead Branch Greenway, and to the Red Run School site and Red Run Greenway. Designated as a trout stream, the Locust Run Greenway will be developed for low intensity, passive recreational use.

The Owings Mills greenway system will consist primarily of the unbuildable forest buffer area which will be dedicated to the County through the development process and the required local open space (L.O.S.) areas designed within the communities as connections to the stream system. Acquisition of the greenways outside of the development pro-

cess will be based on negotiations with individual land owners, and could include fee simple dedications or access easements.

MINI-PARKS

Developers of residential, commercial and employment projects in Owings Mills are expected to provide a higher level, in both quantity and quality, of recreational opportunities within their developments. These could include such things as gazebos, flower gardens, sculpture, benches, tot lots, open lawn areas for free play or picnicking, court facilities or ball fields.

While the specific facilities provided will serve the more immediate recreational needs of the surrounding development, they should be planned in an imaginative way, integrated with the proposed development, to maximize their usefulness to the Owings Mills community. These mini-parks will be located throughout the Owings Mills area, sited in association with the greenway system to increase their accessibility.

COUNTY ACTIVE RECREATION SITES

Two school sites, Red Run and Deer Park Schools, will provide ballfields and playing court facilities for community use, but these will not be adequate to serve all potential residents of Owings Mills. The County will examine the potential of acquiring additional parkland at key locations within the growth area. As mentioned earlier, the lack of funding will necessitate the exploration of alternative funding sources and/or innovative acquisition strategies.

Expansion of Soldier's Delight

The Soldier's Delight Natural Environmental Area is a State-owned preserve encompassing a unique geological formation. Referred to as "serpentine barrens" for its underlying rock type, rugged surface and stunted pines, Soldier's Delight contains a number of rare and endangered plant species. This special environment should continue to be preserved. There are, however, some areas located within the boundaries of Soldier's Delight which are not sensitive and could be developed for active recreation. These areas, in conjunction with the acquisition of additional adjoining lands through donation, local open space dedication, or leasing, could offer State or County-wide active recreation opportunities through a State-County partnership.

Lands bordering Red Run Greenway

Certain parcels of land bordering Red Run have been identified as being desirable for acquisition as part of the park system. These parcels include parcel 156, map 57, parts of parcel 166, map 57, and parcel 293, map 67. These all have potential to provide active or special recreational opportunities, and could be acquired through donation, local open space dedication or direct purchase should funding become available. One property is currently in use as a summer day camp. Its acquisition should only be pursued when and if the current use ceases.

Lands bordering Locust Run Greenway

The land bordering Locust Run at its headwaters has been designated as a potential public golf course site. Housing will be developed in conjunction with the golf course

to offset its construction costs, possibly through a public/private partnership.

Other land areas bordering the proposed Locust Run Greenway have been identified for future acquisition to augment the greenway and provide land for additional recreational opportunities. These parcels may be acquired through donation, local open space dedication, or by a conservation easement which would allow public access.

Cover/Ballard Property

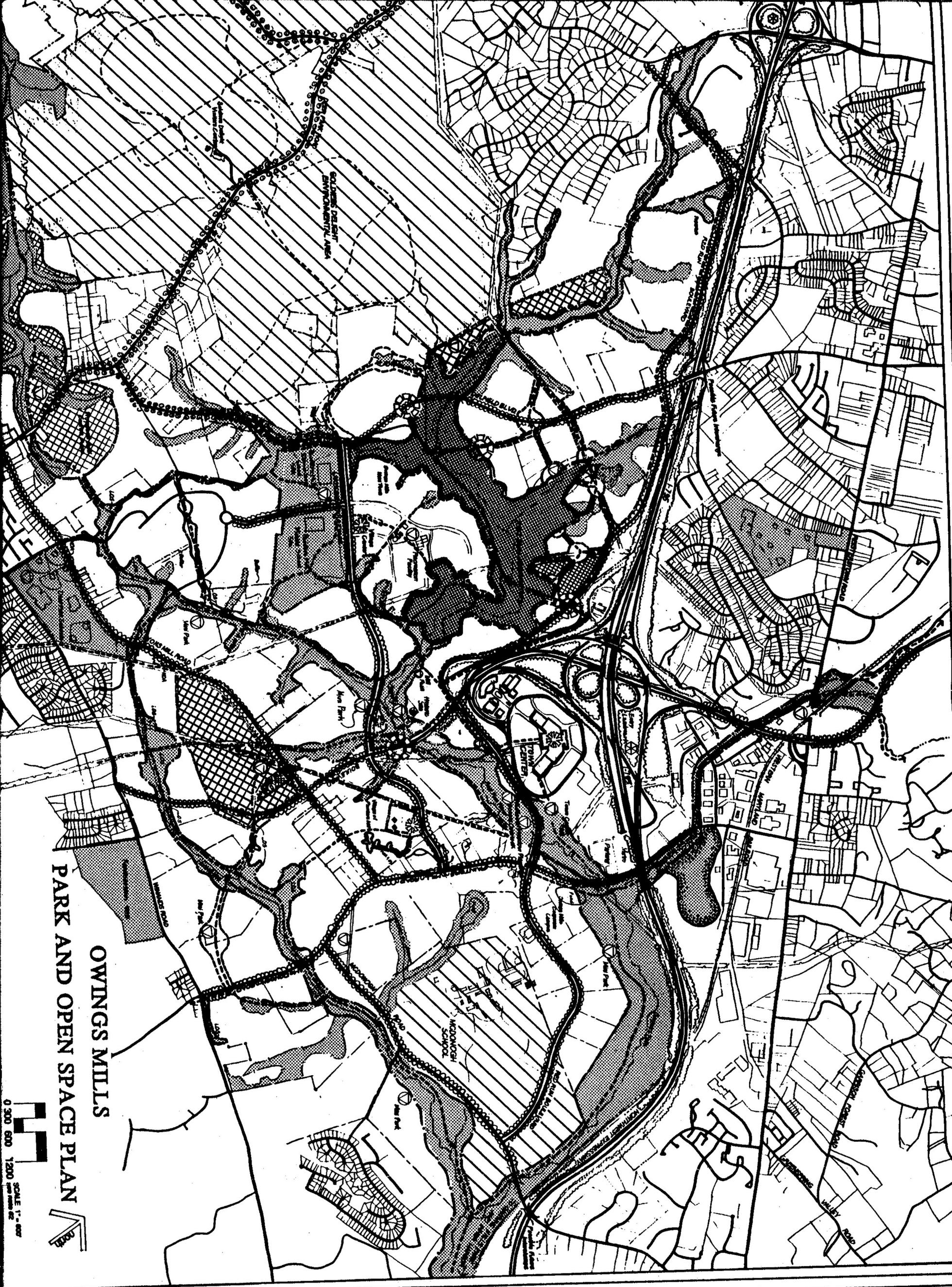
This 105+/- acre site is strategically located at the proposed intersection of Owings Mills Boulevard and Lyons Mill Road, and could become the major active recreation center for Owings Mills if funds could be found to purchase it for public use. The size and characteristics of the property are ideally suited for a variety of active recreation facilities. Site development could occur in phases, and be designed for flexibility to meet the diverse needs of the Owings Mills population.

VISUAL QUALITY

In addition to greenways and formal parks, other forms of open space should be promoted to enhance the visual quality of Owings Mills. These forms of open space are frequently undervalued and overlooked. When in place they can add immeasurably to the visual and functional quality of a place:

Entry landmarks/gateways

The primary approach to Owings Mills will be via I-795 or the Metro. This provides an



**OWINGS MILLS
PARK AND OPEN SPACE PLAN**

SCALE 1" = 600'
0 300 600 1200

KEY TO PLAN SYMBOLS

	PROPOSED PARKLAND EXTENTS
	POTENTIAL PARKLAND
	ENVIRONMENTALLY SENSITIVE LAND
	CONCEPTUAL OPEN SPACE CONNECTOR
	POTENTIAL PARK/RECREATION FEATURE
	OWINGS MILLS ENTRY LANDMARK
	TOWN OR VILLAGE CENTER
	STRUCTURE
	HISTORIC PLACE
	STREAM
	STREAM CROSSING
	WETLANDS MITIGATION
	TRAIL
	UTILITY EASEMENT
	SCENIC ROAD
	ENHANCED ROAD
	METRO
	BRIDGE (VEHICULAR)
	STATE OWNED PROPERTY (HIGHWAY)
	SOLDIERS DELIGHT CURRENT BOUNDARY
	SOLDIERS DELIGHT PROPOSED BOUNDARY
	PROPOSED LOCAL OPEN SPACE
	INSTITUTIONAL OR STATE OPEN SPACE
	RED RUN ARBORETUM EXTENTS
	PRIMARY ARBORETUM ACCESS POINTS
	BUSINESS-BASED RESEARCH/EDUCATIONAL FACILITIES FOR ARBORETUM

excellent opportunity for the placement of an entry landmark at the interchanges of I-795 with Owings Mills and Franklin Boulevards. Design of the landmarks will be accomplished through a national competition sponsored by Baltimore County and corporate and civic interests. The design could be conceived as a monument, archway or special landscape treatment reflecting the image of Owings Mills as a progressive, vital and environmentally-sensitive urban center.

Special attention to the design of development entrances will also be required. Providing simple gateway entrances can make a positive statement about a community. Gateway designs may take various forms, including landscaping, fountains, gazebos, walls or columns. Identifying signage can be incorporated into the gateway design, or the gateway can function by itself as a landmark.

Enhanced Roads

The boulevards of Owings Mills are to be designed with center medians. Landscaping will include tree and shrub plantings within the median and along both sides of the road. Selected median locations may also be planted with perennials. Collector roads are to be landscaped on both sides with street trees, punctuated with ornamental perennial and shrub plantings at selected locations. Existing vegetation is to be preserved along I-795, supplemented with additional landscaping as necessary to create an attractive visual buffer.

Preservation of important scenic routes and views

The Baltimore County Master Plan 1989-2000 has designated a number of scenic roads

in the vicinity of Owings Mills. Two of these lie along the boundary of the Owings Mills Growth Area: Deer Park Road and Garrison Forest Road. In order to preserve the scenic qualities of these roads, new development should follow the scenic road design guidelines of the Baltimore County Comprehensive Manual of Development Guidelines.

Pedestrian and Bicycle Access

Throughout the plan area pedestrian and bicycle paths should be constructed to provide maximum pedestrian/bicycle accessibility. The demand for these types of paths is amply demonstrated by the intensive use of the Northern Central Hike and Bike Trail. Wide, paved, and landscaped pedestrian/bike trails are to be constructed along the major boulevards and collectors to provide a comprehensive alternative transportation route linking the major origin and destination points within Owings Mills.

It is expected that developers will be responsible for the design and construction of internal pedestrian and bicycle paths in conjunction with normal sidewalks within their developments. These paths are to be connected with adjacent developments and the Owings Mills greenway system.

NATIVE SPECIES ARBORETUM AND ECOLOGICAL GARDEN

The original open space plan for Owings Mills proposed the development of a lake, through the construction of a dam on Red Run, in the vicinity of the town center. Red Run Lake was to be the centerpiece of

Owings Mills, providing an aesthetic and recreational amenity for businesses and residents and a pleasant, natural setting for high quality, high density development around its banks.

The construction of the lake no longer seems feasible because of current environmental regulations, but an alternative open space concept has been developed that can provide the same level of benefit and opportunity for Owings Mills development, and also protect the Red Run trout stream environment. A native species arboretum, developed and managed at the site of the lake will protect and preserve the special stream valley environments that presently exist here. The arboretum is envisioned as a major recreational and educational facility that could become of significance not only for Owings Mills, and Baltimore County, but potentially attracting visitors from across the eastern seaboard, such as the Baltimore Aquarium does in Baltimore City. This can be achieved through a combination of careful planning, utilization and management of the existing natural and built resources, and the cooperation and involvement of area businesses and institutions.

The arboretum proposal includes the following key components:

1. Restoration of the stream valley and its natural habitats.
2. Controlled access points with parking using Pleasant Hill and Old Dolfield Roads.
3. A nature center constructed on an existing foundation within the stream valley.

4. A hierarchy of environmentally appropriate trail systems.

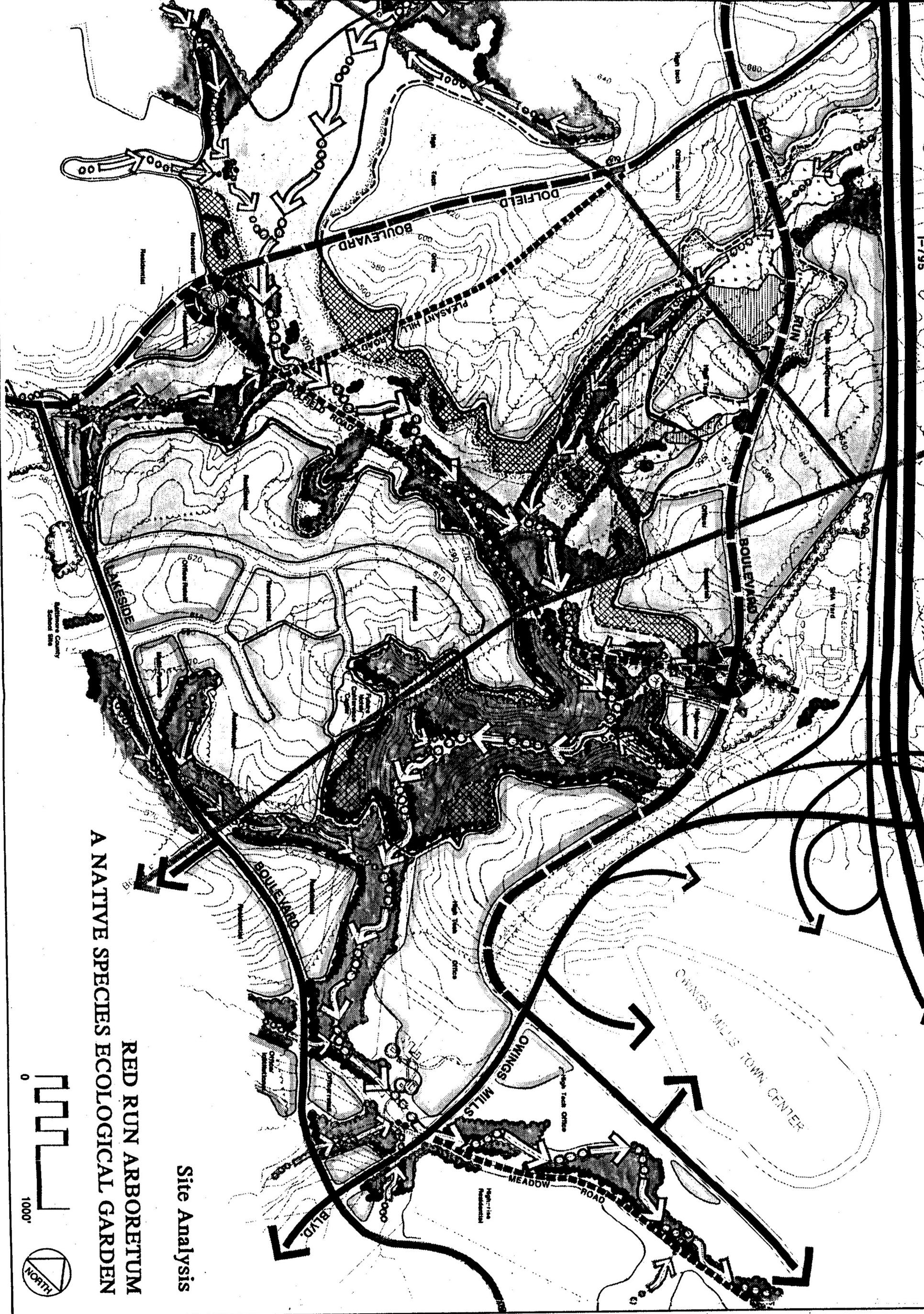
- ◆ Integrated system of recreational and interpretive trails
- ◆ High intensity bike trails utilizing existing paved roads
- ◆ Low intensity footpaths along stream valley floor

5. Interpretive areas for naturally occurring and constructed ecosystems.

- ◆ Forests--upland, lowland, pre- & climax stages
- ◆ Meadows--upland, lowland, old field succession
- ◆ Floodplain
- ◆ Wetlands--natural and man-made
- ◆ Beech grove
- ◆ Daylily area
- ◆ Laurel area
- ◆ Reforestation areas
- ◆ Edge species
- ◆ Constructed botanical gardens

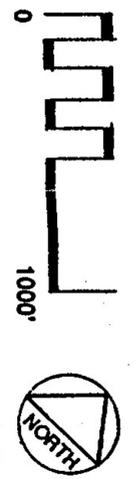
6. Designated fly fishing only catch and return trout stream from Painters Mill Road to Franklin Boulevard.

The Red Run stream valley contains some exceptional plant communities with spectacular spring, summer and fall color. Trail systems can be developed to link these communities for interpretative and recreational purposes. Environmental regulations limit construction and grading

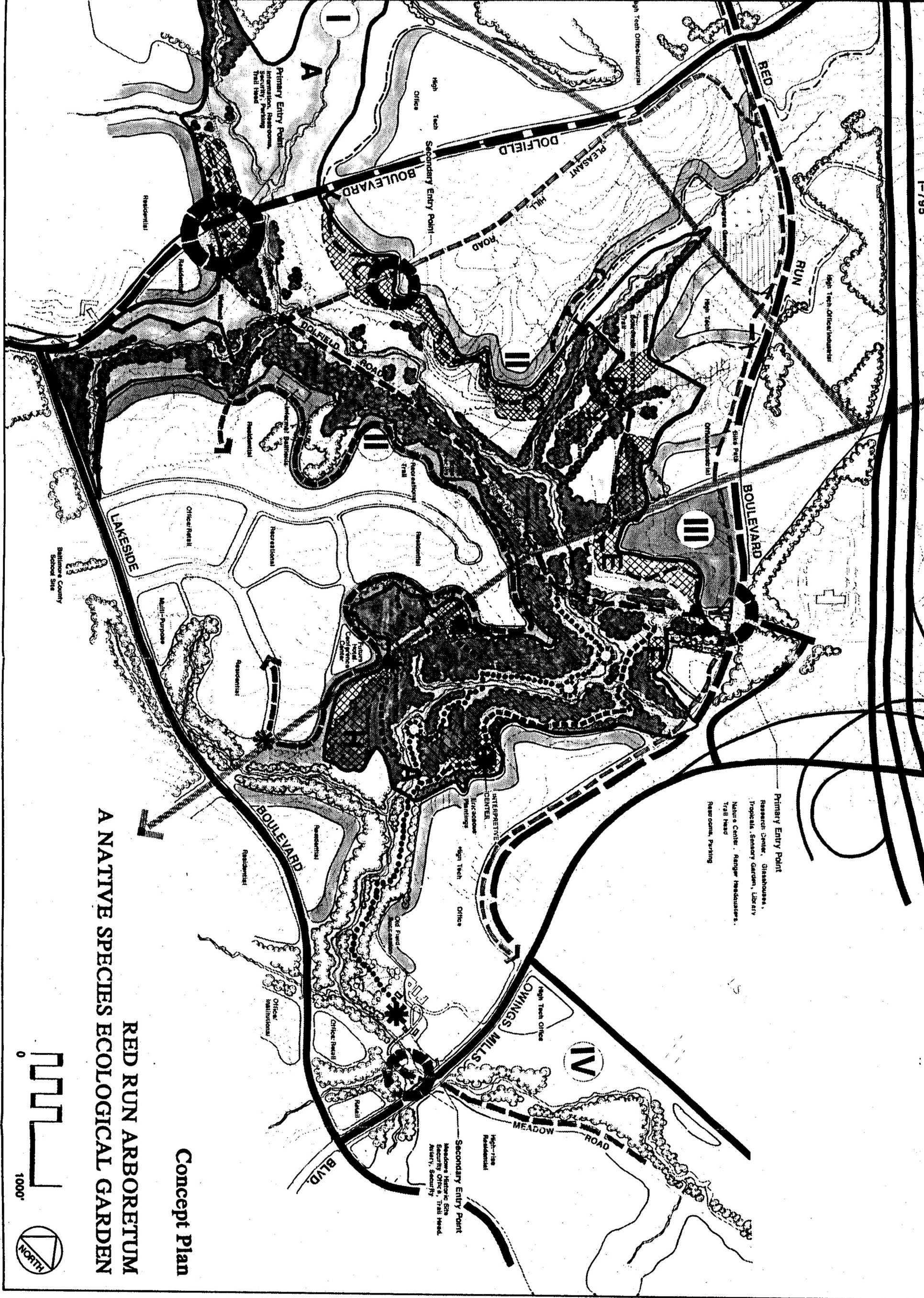


RED RUN ARBORETUM
A NATIVE SPECIES ECOLOGICAL GARDEN

Site Analysis



- RED RUN
- TRIBUTARY
- EXISTING WOODS
- EXISTING WETLANDS
- PROPOSED PRIMARY WETLANDS
- PROPOSED SECONDARY WETLANDS
- FORMER LAKE BUFFER
- FOREST BUFFER
- POTENTIAL HIGH INTENSITY USE
- POTENTIAL PARK ACCESS POINT
- FUTURE LAND USE
- EXISTING ELECTRIC TRANSMISSION RIGHT-OF-WAY
- EXISTING ROAD
- PROPOSED ROAD
- ROAD TO BE ABANDONED
- EXISTING STRUCTURE/POTENTIAL PARK USE

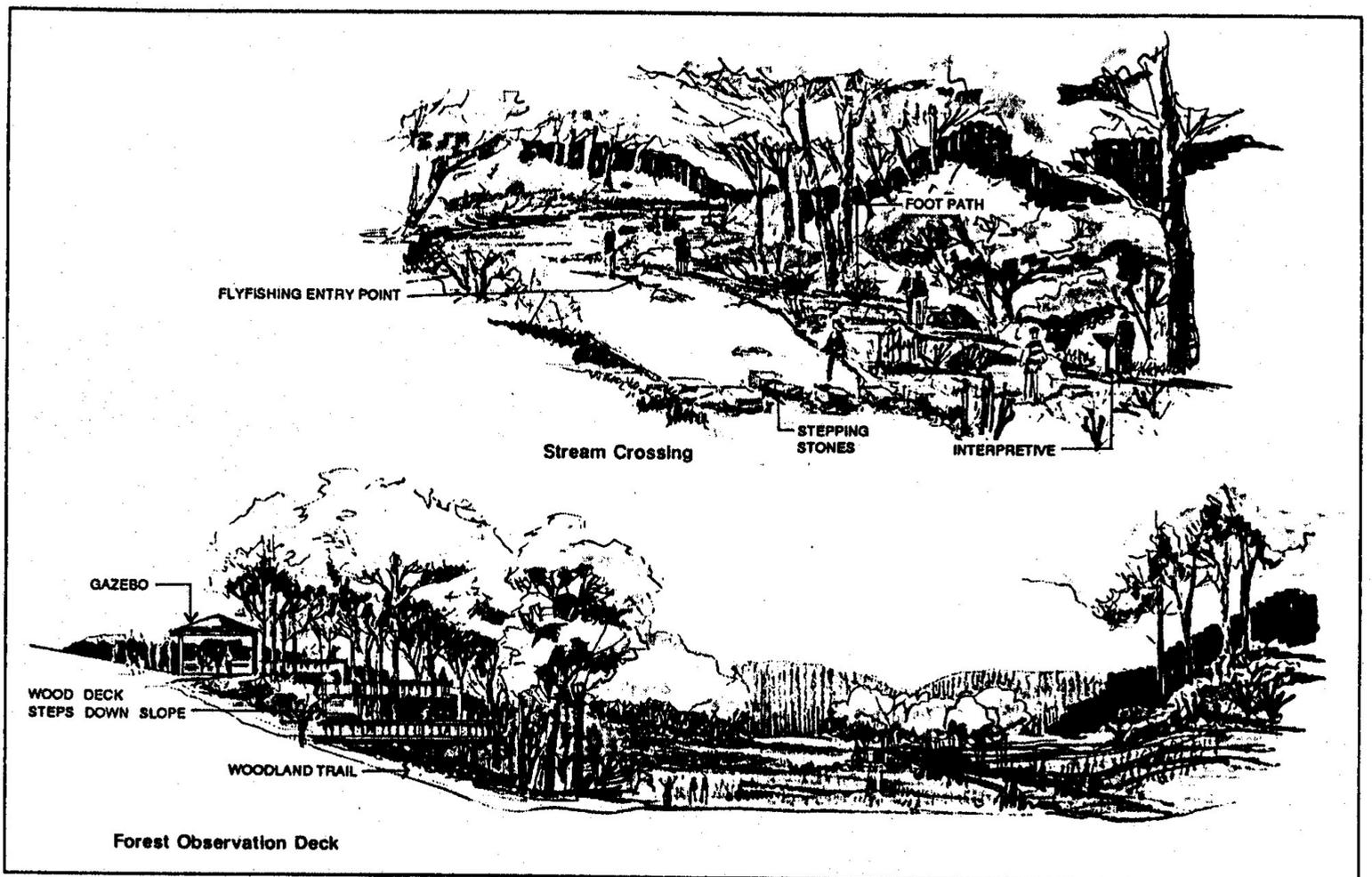


**RED RUN ARBORETUM
A NATIVE SPECIES ECOLOGICAL GARDEN**

Concept Plan



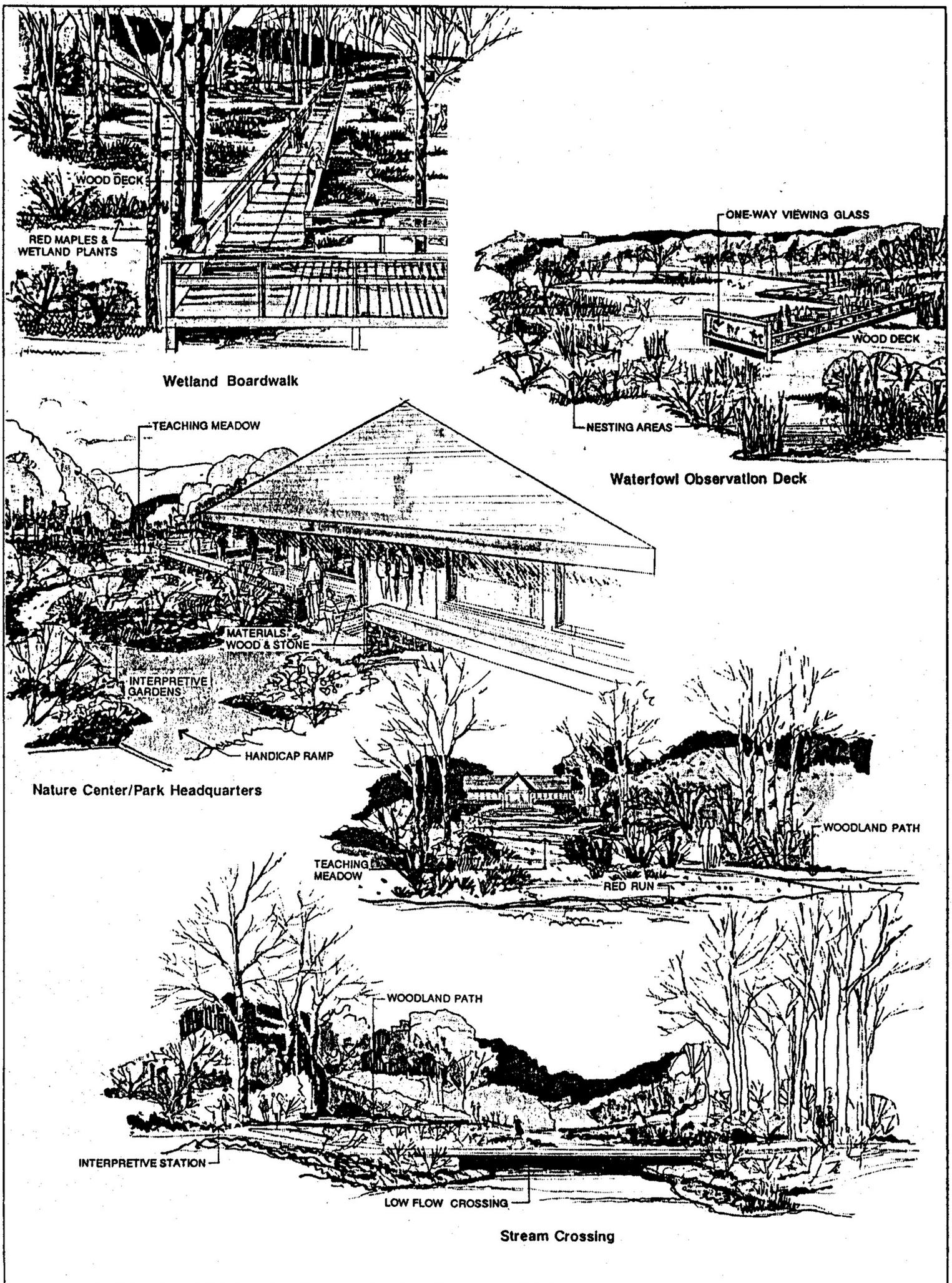
- | | |
|----------|---|
| (I) | LAKE AND FOREST BUFFER |
| (II) | A. DEDICATED FOREST BUFFER |
| (III) | B. PARK ENTRANCE/INFORMATION CENTER/PARKING |
| (IV) | C. THEMATIC DISPLAY GARDENS |
| (V) | D. WETLAND MITIGATION/FOREST PRESERVATION |
| (VI) | E. BOTANIC GARDENS/GREENHOUSE/NATURALIZED TRAIL |
| (VII) | F. PARK ENTRANCE/REST AREA/TEACHING/NATURE CENTER |
| (VIII) | G. WOODLAND TRAIL/INTERPRETIVE CENTER |
| (IX) | H. FOREST PRESERVATION/VIEWING DECK |
| (X) | I. WOODLAND TRAIL/OVERLOOK |
| (XI) | GUIDELINES FOR DEVELOPMENTS THAT BORDER THE PARK |
| (XII) | BUSINESS BASED RESEARCH/EDUCATIONAL FACILITIES FOR BOTANICAL GARDEN |
| (XIII) | FOREST BUFFER BEYOND LAKE BUFFER AREA |
| (XIV) | STREAM |
| (XV) | EXISTING WOODS |
| (XVI) | PROPOSED REFORESTATION |
| (XVII) | UNIQUE SPECIES INTERPRETIVE AREA |
| (XVIII) | EXISTING WETLANDS |
| (XIX) | MAN-MADE WETLANDS |
| (XX) | FORMER LAKE BUFFER |
| (XXI) | PRIMARY ENTRY POINT |
| (XXII) | SECONDARY ENTRY POINT |
| (XXIII) | SPECIAL FEATURE |
| (XXIV) | FOOTPATH |
| (XXV) | WOODLAND TRAIL |
| (XXVI) | RECREATIONAL TRAIL |
| (XXVII) | BOARDWALK |
| (XXVIII) | FLY-FISHING ENTRY POINT |
| (XXIX) | EXISTING/FUTURE LAND USE |



within wetland and floodplain areas which comprise much of the arboretum area. Use can be made of Old Dolfield Road, once it is replaced by Dolfield Boulevard, as a paved, high intensity walking and biking trail traversing the length of the arboretum. Existing footpaths can be used along the stream edge to provide access to the water and to fishing areas. Boardwalks can be constructed to cross wetlands. Medium intensity mulched walking trails can be developed on some of the slopes of the stream valley, with additional high-intensity, paved trails at the tops of the slopes bordering the forest buffer. Benches, picnic tables, descending decks, overlooks and special interpretive areas can be strategically located along the path system. Some pathways could be lit with pedestrian scale fixtures, extending their use into evening

hours. The Nature Center and its adjacent teaching meadow would comprise the focal point of educational activities within the park. An aviary could be constructed in association with the arboretum to feature native birds. The "Lee House," located at the west park entrance, can provide restrooms, a concession/restaurant, and park maintenance facilities. At the south entrance, the "Meadows" old "slave house" and barn should be acquired to provide information, restrooms, security and storage facilities.

The proposed arboretum will utilize all 250 acres that would have been part of the lake buffer area. Approximately 200 acres is part of the unbuildable forest buffer area generated by Red Run, and its associated tributaries, wetlands, floodplain and adjacent steep slopes. The remaining 50 buildable acres



Owings Mills Park and Open Space Concept Plan

occur as isolated parcels varying from two to ten acres. These parcels provide significant opportunities for more intense park development including parking, interpretive centers, and formally constructed botanical gardens or for wetland mitigation and reforestation areas.

The development of the arboretum concept can be further enhanced by the encouragement of supportive development of the properties that border the park. Adjacent development should be of a quality and orientation that complements the functions and scenic qualities of the arboretum. Development guidelines should be established to encourage the supportive design of the following elements:

1. Site planning

- a) Environmentally sensitive design
- b) Building and parking layout
- c) Land grading
- d) Recreational and open space planning
- e) Landscaping
- f) Scenic enhancement of park edges

2. Architectural design

- a) Complement park character
- b) Scale/massing
- c) Relationship to topography
- d) Architectural detailing and finishes

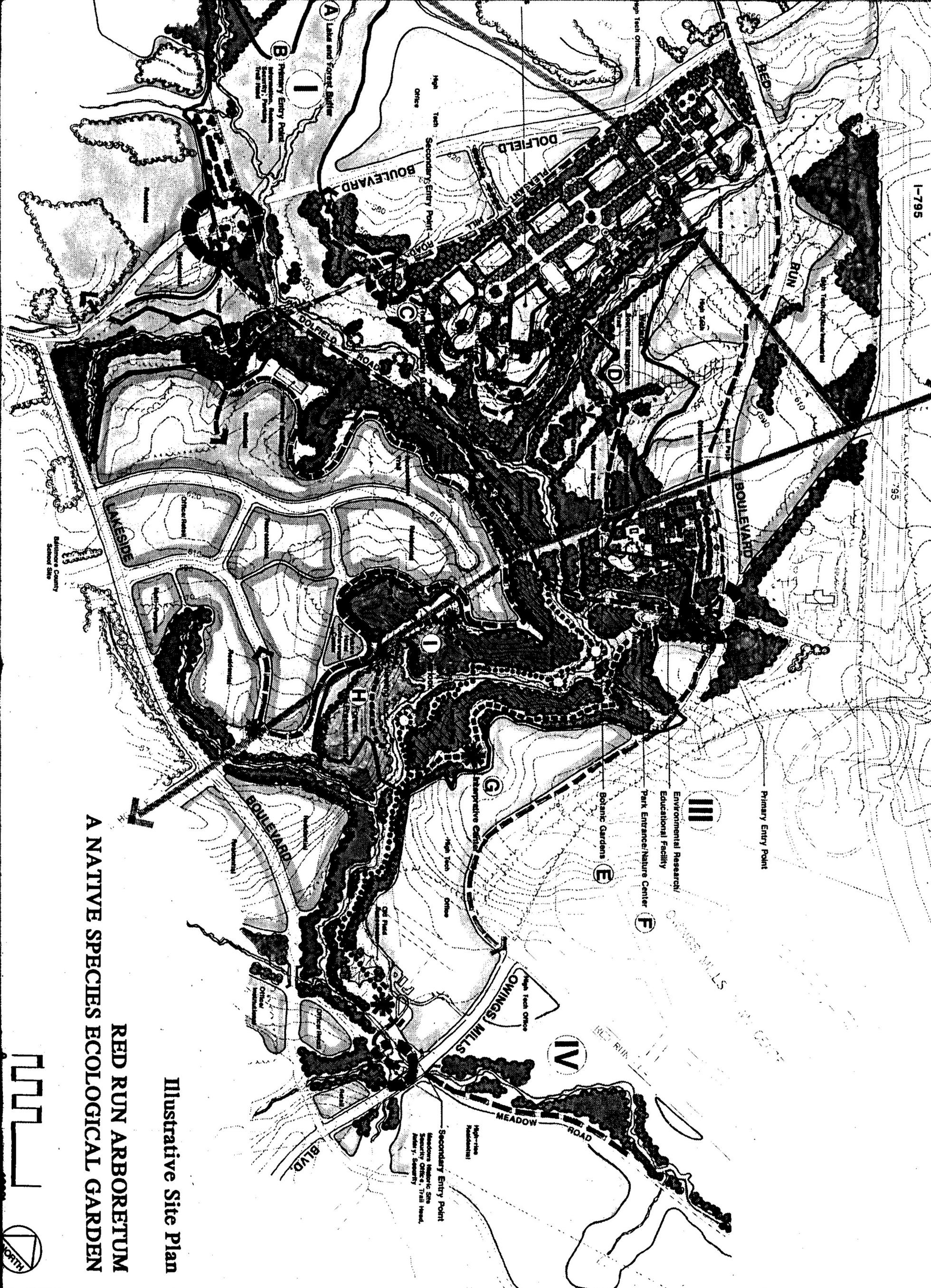
In addition, looped bike and recreational paths should be constructed along Red Run and Dolfield Boulevards and around the perimeter of the arboretum to provide for

bike and pedestrian access. Intensive recreational facilities such as ballfields and playing courts should be developed in the surrounding area and connected by recreational trails. Corporate gardens, including sculpture gardens should be promoted in employment areas and linked to the arboretum.

Environmentally-based or ecologically sympathetic business should be encouraged to locate adjacent to the arboretum. A portion of the Daniel Mills property is identified as having potential for a business or institution based environmental research and education center. The center can interact with the arboretum, providing additional facilities which support it. Potential facilities could include:

- ◆ Research laboratories, classrooms, auditorium, offices
- ◆ Library
- ◆ Glass houses (for special environments)
- ◆ Sensory garden/Children's garden
- ◆ Nursery and native plants
- ◆ Observatory and weather station
- ◆ Telecommunication system for international exchange program
- ◆ Amphitheater
- ◆ Water garden
- ◆ Water quality monitoring station
- ◆ Aviary

The center could be established and operated through a County partnership with one or

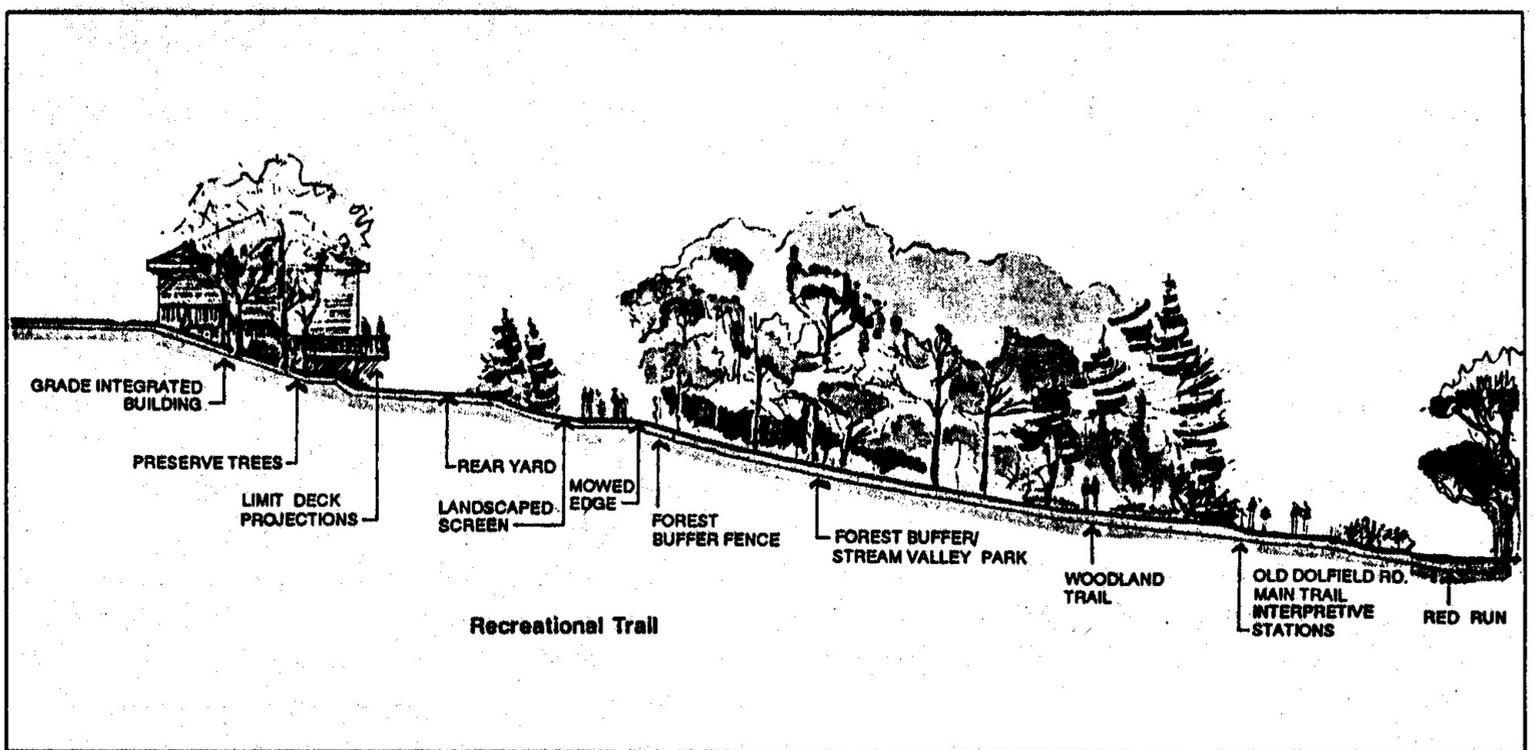


**RED RUN ARBORETUM
A NATIVE SPECIES ECOLOGICAL GARDEN**

Illustrative Site Plan

KEY TO PLAN SYMBOLS

-  STREAM
-  EXISTING WOODS
-  PROPOSED REFORESTATION
-  UNIQUE SPECIES INTERPRETIVE AREA
-  EXISTING WETLANDS
-  MAN-MADE WETLANDS
-  FORMER LAKE BUFFER
-  PRIMARY ENTRY POINT
-  SECONDARY ENTRY POINT
-  SPECIAL FEATURE
-  FOOTPATH
-  WOODLAND TRAIL
-  RECREATIONAL TRAIL
-  BOARDWALK
-  FLY-FISHING ENTRY POINT
-  EXISTING/FUTURE LAND USE
-  LAKE AND FOREST BUFFER
-  A. DEDICATED FOREST BUFFER
-  B. PARK ENTRANCE/FORMATION CENTER/PARKING
-  C. THEMATIC/PLAY GARDENS
-  D. WETLAND MITIGATION/FOREST PRESERVATION
-  E. BOTANIC GARDENS/GREENHOUSES/NATURALIZED TRAIL
-  F. PARK ENTRANCE/REST AREA/TEACHING/NATURE CENTER
-  G. WOODLAND TRAIL/INTERPRETIVE CENTER
-  H. FOREST PRESERVATION/VIEWING DECK
-  I. WOODLAND TRAIL/OVERLOOK
-  II. GUIDELINES FOR DEVELOPMENTS THAT BORDER THE PARK
-  III. BUSINESS BASED RESEARCH/EDUCATIONAL FACILITIES FOR BOTANICAL GARDEN
-  IV. FOREST BUFFER BEYOND LAKE BUFFER AREA



PLAN IMPLEMENTATION

In general, implementation of this plan will employ the standard methods of acquiring land through negotiated purchase whenever funds are available, dedication of forest buffer through the development process, voluntary easements, and Local Open Space requirements. Because this area is one of the County's designated growth areas and zoning classifications have been applied to encourage high density development, the development community is expected to exercise a higher degree of participation in providing open space and recreation elements in their proposals in accordance with the adopted Owings Mills Master Plan and this Owings Mills Park and Open Space Plan.

As part of the 1984 Comprehensive Zoning Map Process, all of the property owners who owned land within the proposed lake area signed an agreement called the Reciprocal Regional Development Agreement. The agreement established the dedication of the

lake area to the County, as well as, among other things, a provision that the County would finance, through its capital improvement program (C.I.P.), the major road, water and sewer improvements. Baltimore County was not a signatory to the agreement, but is considered a third-party beneficiary.

While the specific timeframes for C.I.P. commitment have not been achieved, the County has proceeded in good faith to comply with the overall intent of the agreement. The County is still committed to the extension of the sewer, water and road projects which will provide the needed infrastructure for the development of Owings Mills. The zoning requested was put in place and indeed further adjustment was made as deemed necessary.

The new arboretum concept can provide an equally exciting showcase feature for Owings Mills. The natural beauty and rugged topography of the area are important qualities that form the foundation of the park. These same

features have already attracted unsupervised recreational use of the area which has unfortunately resulted in an appreciable amount of environmental destruction, particularly from off-road vehicles. The dedication of the arboretum lands should be expedited to protect against further destruction of its natural features.

Once acquired, development and management of the arboretum will likely involve a combination of public and private efforts. Corporate sponsorship of particular areas within the arboretum should be encouraged, for example:

- ◆ The selective removal of non-native species and the replanting of a specific variety or grouping of native species.
- ◆ The installation of a series of plant identification stations.
- ◆ The provision of benches, overlooks or other structures.
- ◆ The construction of special botanical gardens such as perennial gardens, herb gardens, water gardens with a focus on the attractiveness and usefulness of native species.
- ◆ The granting of program monies for specialized research and education about native species in an urban environment.
- ◆ A County-corporate sponsored design competition (nationally or internationally) for large natural or organic sculptures to be featured in a sculpture garden or at strategic locations along the edge of the park.

An Owings Mills Arboretum Board of Governors should be established with the authority to solicit funds through contributions, dona-

tions, and in-kind services, to be used for the arboretum's development and programs. The Board would be formed under the Department of Recreation and Parks and would consist of representatives of the corporate and residential communities as well as representatives of the National Arboretum, Baltimore Zoo, and other arts, community, horticultural and nature conservancy groups.

The Owings Mills Recreation and Parks Council will continue to provide programs for the active recreation sites in Owings Mills. This group should also be part of the Arboretum Board. Programs provided by both organizations should be co-ordinated to maximize recreation and educational opportunities for the Owings Mills population.

As more greenways are developed throughout the County, the issue of security becomes more important. The State-operated North Central Trail offers a model of how a combination of active use and security patrols can produce a safe recreational environment. The County Recreation and Parks Department should take on the responsibility of providing security of the County's parks and greenways. A position should be created for a park supervisor who would recruit volunteers such as college students or senior citizens to patrol trails within the County's parks and greenways. While these volunteers would not have police powers, they would be provided with communication equipment to call county police when necessary. The volunteers will provide a feeling of security and act as a deterrent to inappropriate behavior. Prior to the implementation of the plan as it relates to access by the general public, the stream valley parks and their interconnection, the security and property rights of the adjacent land owners will be considered, respected, and resolved.

A FINAL NOTE

One hundred years ago, Baltimore City had the foresight to plan for its parks during its era of rapid expansion. Now Baltimore County has the responsibility to provide adequate park and open space for its major growth area. To quote Frederick Law Olmsted, the renowned landscape architect who, along with his sons, planned Baltimore City's park system:

. . . [O]pen spaces, such as parks, can be secured only by joint action; they are not inevitable products of city growth, and if these are to exist, every generation during which the city grows must exert itself to add more of them, keeping pace with the erection of new buildings and the extension of streets.

Today in Owings Mills, the partnership of Baltimore County and private developers must be committed to providing a comprehensive park system. The implementation of the Owings Mills Park and Open Space Plan will assure land preservation and recreational opportunities for the enjoyment not only of present county residents, but also for future generations.