

• Baltimore County • Focus on Community •

Patapsco Park and Open Space Concept Plan

As Adopted by the Baltimore County Council on April 20, 1992

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1992, LEGISLATIVE DAY NO. 9

RESOLUTION NO. 32-92

MRS. BERCHIE L. MANLEY, COUNCILWOMAN

BY THE COUNTY COUNCIL, APRIL 20, 1992

A RESOLUTION to adopt the Patapsco 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 Departments of Recreation and Parks and Environmental Protection and Resource Management and the Office of Planning and Zoning have prepared the Patapsco Park and Open Space Concept Plan; and

WHEREAS, by Resolution adopted October 17, 1991, the Baltimore County Planning Board adopted the Patapsco Park and Open Space Concept Plan to constitute a part of and an amendment to the Master Plan; and

WHEREAS, the County Council held a public hearing on the recommended Patapsco Park and Open Space Concept Plan on March 10, 1992.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Patapsco Park and Open Space Concept Plan 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 Western Section of the County, subject to such further modifications and amendments as deemed advisable by the County Council.

R3192/RES92



Ely's Mill, Ben's Run Valley

Patapsco

Park and Open Space Concept Plan

Baltimore County, Maryland



Prepared by Baltimore County

Office of Planning and Zoning
Department of Recreation and Parks
Department of Environmental Protection
and Resource Management

January 1991

PATAPSCO PARK AND OPEN SPACE CONCEPT PLAN

INTRODUCTION

In February, 1990, the Baltimore County Council adopted the 10-year Master Plan for Baltimore County. A chapter in the Master Plan contained recommendations dealing with land use changes in the Patapsco/Granite area. The most significant changes will be the conversion of approximately 250 acres of R.C.3 and D.R.5.5 zoned land to office/industrial zoning; 190 acres of R.C.3 to low/moderate density residential zoning and approximately 1,100 acres of R.C.2 and R.C.3 to resource residential zoning. Eight hundred fifty acres was left in a "deferred planning" category (R.C.3).

To accommodate the development that will result from these land use changes, appropriate infrastructure improvements were also recommended. Most significant is an interchange at Interstate 70, Extension of Fairbrook Road to the interchange, and public sewer and water within the Dogwood Run Watershed.

In order to provide a basic structure upon which the Patapsco area can develop, a separate open space plan is deemed crucial. As roads and sewer make any community function, a well planned open space network will help define Patapsco more precisely as a recreation oriented community that has not totally lost its rural character. The following recommendations and policies are intended to provide the structure necessary to realize such a community.

Greenway

An important feature of the Patapsco Open Space Plan is the extensive stream valley greenway system. Although primarily associated with Ben's Run, Brice's Run and Dogwood Run, the system does utilize land bridge connections at certain ridge top locations.

As proposed and adopted in the 1989-2000 Baltimore County Master Plan, the greenway will be assembled through in-fee dedications as residential and office/industrial development occurs, and also by means of an active easement program for pedestrian access.

The greenway will not only play a vital recreation role, with its hierarchy of trails that connect with other recreation amenities, but will also serve to protect stream water quality and provide wildlife corridors. A greenway route to the Owings Mills area is also proposed.

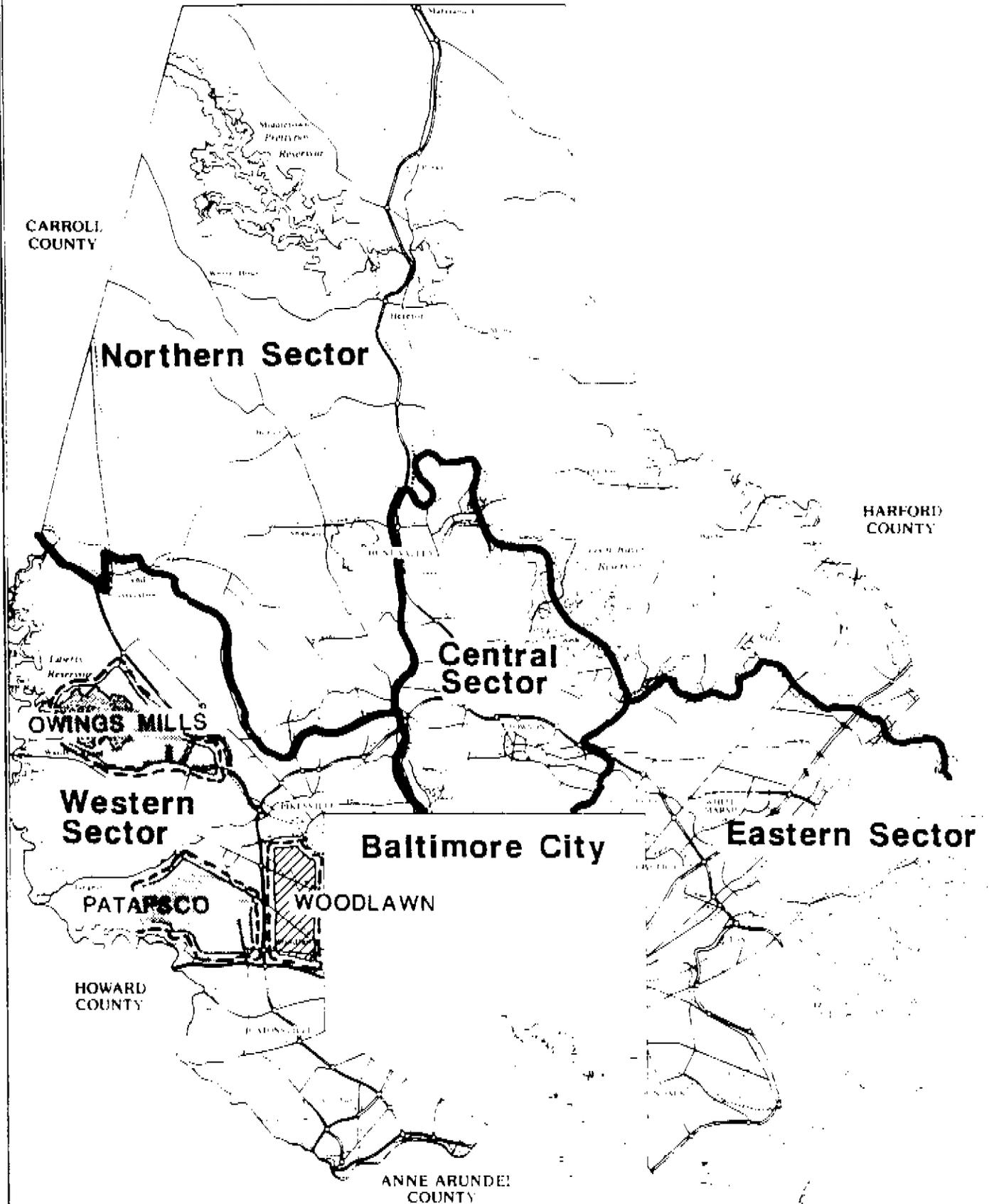
MASTER PLAN CONTEXT

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.

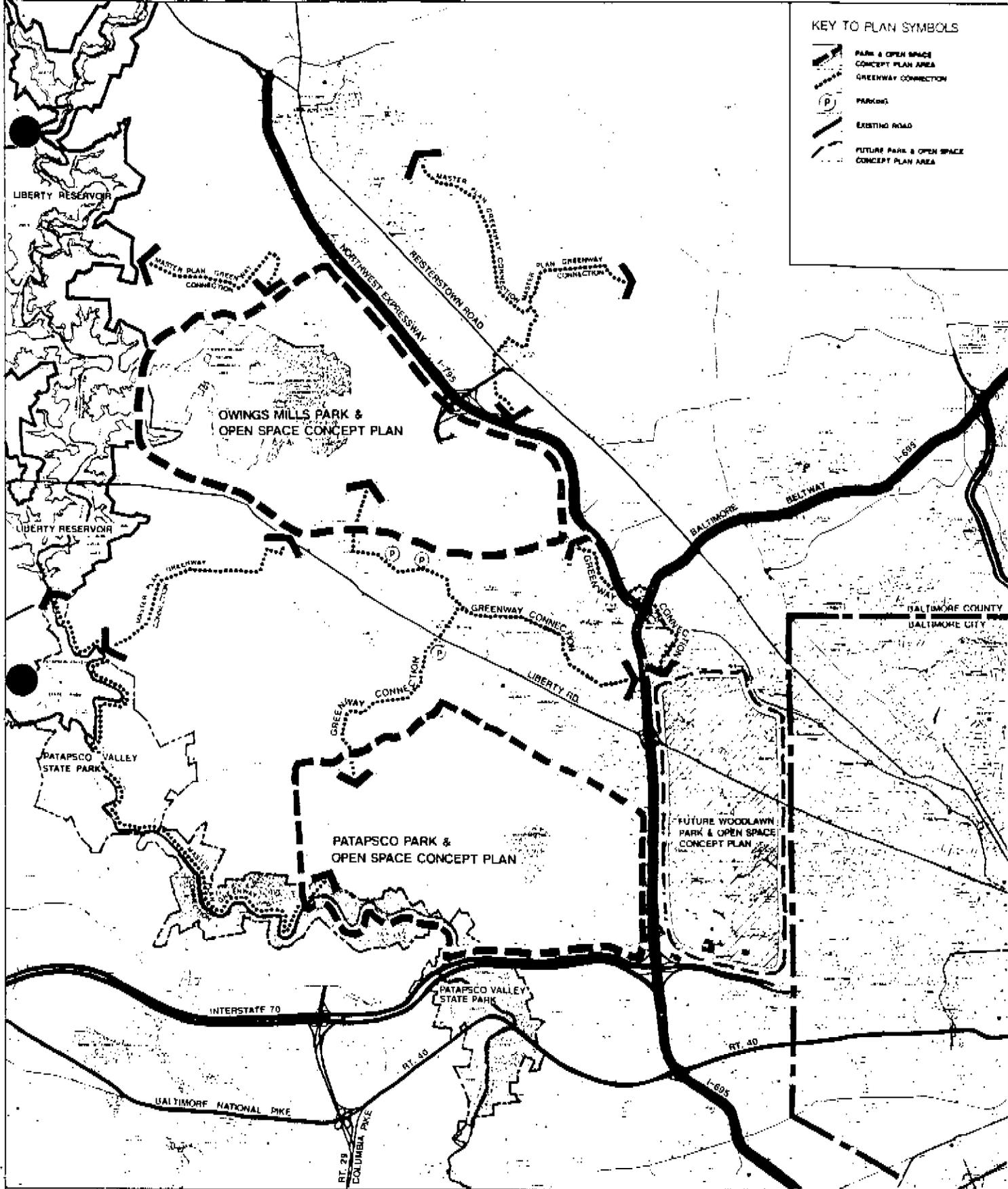
The most identifiable open space systems found in the Western Sector are the Soldiers Delight Natural Environmental Area and the Patapsco Valley State Park. These parks provide recreation and open space amenities to many existing west side communities that have developed without a fundamental open space 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 areas that are slated for development. The relatively undeveloped nature of both areas will allow the adoption of park and open space plans to benefit future residents and employees. 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, which will set the standard for other parts of the County.

PENNSYLVANIA



MASTER PLAN SECTOR BOUNDARIES

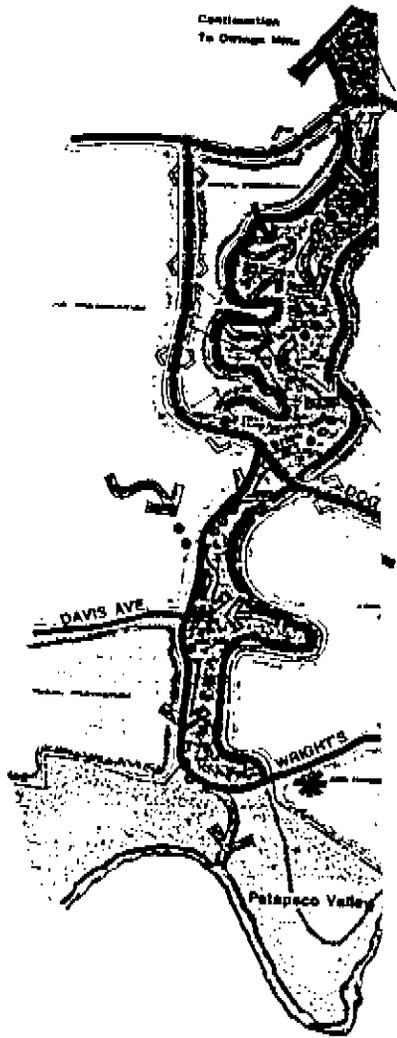


KEY TO PLAN SYMBOLS

- PARK & OPEN SPACE CONCEPT PLAN AREA
- GREENWAY CONNECTION
- PARKING
- EXISTING ROAD
- FUTURE PARK & OPEN SPACE CONCEPT PLAN AREA

Location Plan: Owings Mills and Patapsco Park and Open Space Concept Plan





KEY TO PLAN SYMBOLS

-  Washin Valley Greenway Limits
-  Myran
-  Existing Road
-  Proposed Road
-  Parking
-  Activity Area
-  Proposed Regional Sports Complex
-  Existing Park/Institutional Open Space
-  Existing Feature
-  Proposed Low Intensity Trail
-  Proposed Medium Intensity Trail
-  Proposed High Intensity Trail
-  Scenic Corridor
-  Significant View
-  Potential Road
-  Major Access Point
-  Privately Owned;
Not Part Of Forest Buffer

Patapsco Plan

BALTIMORE COUNTY, MARYLAND

Planning & Zoning

DECEMBER 1990



Greenway Linkages

Vital to the continuity of the stream valley greenway is the ridge top linkage between Brice's Run and Ben's Run watersheds as shown on the Plan. Shown crossing the ridge in the vicinity of tax parcel numbers 281, 119,1 and 179, linkage by use of pedestrian easements through natural open space should be designed into the future residential subdivision of these parcels.

Similarly, a southern linkage between Brice's Run and Ben's Run is needed. The existing Master Plan for the Patapsco Valley State Park proposes an improved and maintained trail between Brice's Run and the Hollofield area. This trail segment would provide the linkage needed. Baltimore County should strongly encourage and provide financial and human resources in order to realize this trail.

Trail Classification

Trails in the stream valley greenway system shall be compatible with the adjacent proposed land use and sensitive to the environment. The Baltimore County Department of Recreation and Parks has developed a classification system of trail types that may be utilized in the greenway system.

The first type of trail, classified as a high intensity trail, can be composed of hard surfaces such as bituminous blacktop or concrete. This type of trail allows for easy use by bicyclers, joggers, the handicapped confined to wheelchairs, the elderly and by mothers with small children and strollers. This plan identifies the trail segment, along Dogwood Run, in the office/industrial zoned land, south of Western Area Park, as a high intensity trail.

The second type of trail, classified as a medium intensity trail, can be constructed with crushed stone or stonedust. This type of trail allows for fairly efficient wheelchair travel, some bicycle use, jogging, hiking and horseback riding. This plan identifies trail segments associated with low and medium density residential zones, east of Ben's Run and a proposed equestrian trail in Western Area Park as medium intensity trails.

The third type of trail, classified as a low intensity trail can be developed with little to no disturbance of the natural environment. The construction of such trails is often limited to the initial clearing of vegetation that blocks the path. This type of trail is generally suited to the more serious hiker who demands a natural setting that is sometimes more challenging to hike. This plan identifies trail segments associated with Ben's Run, Brice's Run and the Patapsco River in rural protection zones as low intensity trails.

Prototype Subdivision

As residential and office/industrial development occurs in Patapsco, dedication in fee of the entire forest buffer easement area, when part of the plan, to Baltimore County shall be mandatory. Private lot lines shall stop at the forest buffer line as established upon application of the requirements of the Department of Environmental Protection and Resources Management.

All site plan designs, both residential and office/industrial, shall provide pedestrian access points into the greenway system. A typical subdivision meeting this requirement is shown on the plan.

Land Swap

Centrally located within the plan area, several land parcels offer both historic and active recreation amenity. Parcel #400, formerly property belonging to the Worthington family, a historically prominent name in Baltimore, contains the site of a one-time slave barracks. In partial ruin, the structure offers both educational and archaeological potential.

Within a quarter mile radius of the slave barracks are three Baltimore County owned parcels. Acquired through tax sales, the combined acreage of these parcels is 21 acres.

It is recommended that Baltimore County swap its parcels for equal acreage surrounding and including the slave barracks site. The property should then be developed, when needed, as an elementary school with the barracks preserved for archeologic and cultural studies. Standard school design includes ballfields for active recreation.

Access Points

Public parking and pedestrian access points into the open space system have been designated in the plan. In all cases, the access points are in public ownership or offer the possibility of negotiated use. Besides parking, the designated points could provide restrooms and picnic areas.

Camping

The long term acquisition of the plan's entire forest buffer area should contribute enough parkland to seriously consider overnight camping facilities within the Ben's Run stream valley. Adequate maintenance and supervision of such a facility must be anticipated and reflected in future capital budgets.

Golf Expansion

Expansion of Diamond Ridge Golf Course is anticipated in the plan. Whether 9 holes or 18, the expansion is shown using the existing county-owned acreage adjacent to the existing course plus acreage presently owned by Arlington Baptist Church. Monies are already in the capital budget for this project.

Equestrian Trails at Western Area Park

When the golf course expansion occurs at the Diamond Ridge Golf Course/Western Area Park, it is recommended that a system of equestrian trails and a stable operation be incorporated into the design. Privatization of this stable and trail system should be investigated.

Sports Complex

To reinforce a recommendation that appears in the adopted Patapsco Plan, this open space plan proposes a regional sports complex on the grounds of parcel 268, the Woodlawn Country Club, and parcel 616, the Marguerite Reiblich property. Suggested activities include lighted ball fields, a community pool, an indoor/outdoor ice rink/soccer pavilion and clubhouse.

The 1991 Baltimore County Capital Budget has earmarked partial funding for this project. Privatization for the detailed development and operation of the complex should be thoroughly investigated.

Scenic Routes

Designated scenic routes consist of a loop from Old Court to Ridge to Dogwood Roads and provide important visual amenity to the area. The designated scenic routes within the Patapsco area will need to be taken into consideration as development occurs in the area. Developers' plans will need to work with the Office of Planning and Zoning and the Department of Public Works to site new development and design road improvements that will have a minimal impact of scenic routes and scenic views.

Historic Sites

In recognition of the strong foundation that a sense of history and continuity provide, this plan identifies significant historic sites found in the plan area. Where possible, these sites are tied into the greenway system. They are:

1. Worthington Family Burial Grounds/Slave's Quarters and Cemetery (circa-1784)
2. John Humphrey House - 8737 Wright's Mill Road
3. Quaker Cemetery (circa-1850) - 8735 Wright's Mill Road
4. Thomas Hartley House (circa-1800) - 8621 Wright's Mill Road
5. Wright's Old Mill (circa-1800) - Mill was demolished in 1972; today only a millstone marks the site. Upstream the dam abutments of the mill pond can be seen in winter along Brice's Run.
6. Gordon Filby House - 8518 Dogwood Road
7. Mellor House - 8428 Dogwood Road
8. Samuel Hartley House - 8432 Dogwood Road
9. Quaker Hill School (circa-1881) - 8322 Dogwood Road
10. Christian Sauter House (circa-1900) - Ridge Road
11. Ely Mill (circa-1800) - Ben's Run

A brochure highlighting these historical sites will be available, for the interested hiker, from the Baltimore County Office of Planning and Zoning.

Greenway Connection to Owings Mills Open Space System

The suggested connection between the Patapsco Open Space System and the Owings Mills Open Space System consists of a series of land linkages through a public road, a utility corridor and a drainage and utility easement associated with a stream valley. Various public school sites and a public park along the proposed route should be utilized for access points to the greenway system and for parking.

The Randallstown Elementary School site is located 300 feet above the headwaters of Brice's Run (part of the Patapsco Greenway System). This site can provide parking and access into the greenway. The segment of McDonogh Road across from the Randallstown Elementary School, between Liberty Road and the Scott's Level Branch, should be designated as a greenway link. The drainage and utility easement associated with the Scott's Level Branch stream system should be designated in the Master Plan as a greenway link. Another access point and parking area should be located at the Randallstown Senior High/Randall Ridge Elementary site, which borders Scott's Level Branch, several thousand feet above McDonogh Road. Wildwood Park, north of this school site, would also be utilized as a parking area and access point. Continuing along the Scott's Level Branch, northwest, the system would be linked to a utility corridor that can be connected to the Deer Park Elementary/Middle School site, located northwest of the Horsehead Branch stream system (part of the Owings Mills Open Space System).

Greenway Connection to Woodlawn

One of the recommendations of the Woodlawn/Liberty Plan is to develop an open space plan for the study area. The probable framework for such a plan will be the Gwynns Falls and Scotts Level Branch. Many open space parcels along both streams are already owned by Baltimore County.

Extending these stream valley systems west towards Patapsco and north to Owings Mills will permit greenway linkage between the three areas. To achieve the linkage, Scotts Level Branch should be designated a Baltimore County greenway.

Greenway Connection to Adjacent Counties in Maryland

The State of Maryland is attempting to achieve the nation's first state-wide greenway system. The Patapsco Valley State Park is designated as a prototype for the system. It may be used to connect Baltimore County's western sector open space network to Howard County. This western sector open space network may be connected to Carroll County via the designated greenway connection of Cooks Branch and the Liberty Reservoir property.