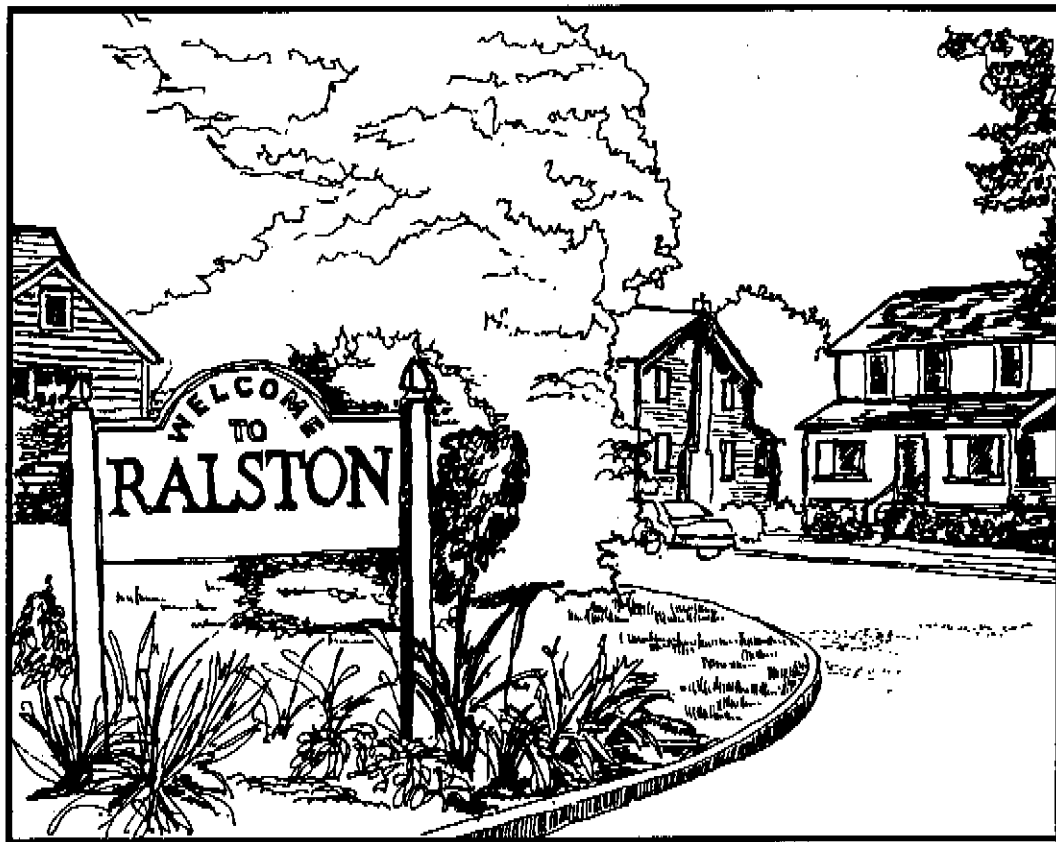

RALSTON COMMUNITY PLAN



Adopted by the Baltimore County Council
October 5, 1998

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1998, Legislative Day No. 17

Resolution No. 67-98

Mr. Kevin Kamenetz, Councilman

By the County Council, October 5, 1998

A RESOLUTION of the Baltimore County Council to adopt the Ralston Community Plan as part of the Baltimore County Master Plan 1989-2000.

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

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

WHEREAS, the Ralston community, one of the first residential areas established in Pikesville, is a logical unit for planning within Baltimore County; and

WHEREAS, County Council Resolution No. 97-96 requested that the Planning Board prepare and submit a community action plan to the Council; and

WHEREAS, the Ralston Plan was prepared in close cooperation with the Ralston Community Association, was mailed to all Ralston residents, and was the subject of a community input meeting on February 24, 1998; and

WHEREAS, the draft plan was the subject of a public hearing by the Planning Board on May 7, 1998, and was adopted by the Board on May 21, 1998; and

WHEREAS the County Council held a public hearing on the recommended Ralston Community Plan on September 8, 1998.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Ralston Community 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 Ralston community, subject to such further modifications as deemed advisable by the County Council.

R06798.



Baltimore County
Planning Board

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

RESOLUTION
Adopting and Recommending the
RALSTON COMMUNITY PLAN

WHEREAS the Baltimore County Master Plan 1989 - 2000 places great importance on the development and use of community plans for the established neighborhoods in the County; and

WHEREAS the Ralston community, one of the first residential areas established in Pikesville, is a logical unit for planning within Baltimore County; and

WHEREAS County Council Resolution No. 97-96 requested that the Planning Board, in conjunction with County agencies, prepare and submit a community action plan to the Council; and

WHEREAS the draft of the Ralston Plan, responding to the Resolution, was prepared in close cooperation with the Ralston Community Association, was mailed to all Ralston residents, and was the subject of a community input meeting on February 24, 1998; and

WHEREAS the draft plan, as presented to the Planning Board on April 2, 1998, was the subject of a public hearing by the Board on May 7, 1998, and was discussed and amended by the Board on May 21, 1998;

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 Ralston Community Plan, 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 Ralston Community 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 21st day of
May, 1998

Arnold F. 'Pat' Keller, III
Secretary to the Planning Board



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Ralston Community Plan

Introduction

In 1996, Second District Baltimore County Councilman Kevin Kamenetz initiated discussions to address long-standing traffic congestion and parking problems in the Pikesville Business District. In the course of these discussions, the concept of a parallel road to Reisterstown Road was developed in order to improve traffic circulation and provide better access to available parking. This proposed parallel road, DeRisio Lane, will be located immediately west of the Reisterstown Road business district. It will extend between Church Lane and Sherwood Avenue and will define the edge of the Ralston community. Given this impact, Ralston community residents urged consideration of their neighborhood needs as well. In response to their concerns, Councilman Kamenetz introduced County Council Resolution #97-96 (see Exhibit 1 - Resolution 97-96), requesting the Office of Planning, the Office of Community Conservation, the Department of Public Works, and the Second District Councilman's Office to work with the Ralston community to prepare a County plan to address concerns which impact the quality of life in the Ralston neighborhood.

Physical Setting

Established in 1897, Ralston is one of Pikesville's oldest communities. (See Exhibit 2 - Original Plat of Ralston.) The Ralston Community is located in northwest Baltimore County within the larger Pikesville community. Located on the south side of Reisterstown Road approximately one mile northwest of the Baltimore City line, Ralston enjoys convenient access to the Pikesville Business District, the Baltimore Beltway (I-695), and the Metro. Ralston also has easy access to public transportation, employment opportunities, shopping and entertainment venues. Children who live in this neighborhood attend Milbrook Elementary School, Pikesville Middle School and Pikesville High School. Generally, these schools maintain strong academic reputations. The Ralston community consists of approximately 320 homes on nearly 50 acres of land. The neighborhood displays mature, tree lined streets accented by a mixture of housing styles ranging from modest bungalow to modern Art Deco. The majority of the homes were built between 60 and 70 years ago. The oldest house in the community is an estimated 90 years old. According to residents, home prices in this community range from \$85,000 to \$125,000. (See Exhibit 3 - Boundaries of Ralston Community Plan.)

Ralston is a stable middle class community consisting primarily of well-maintained single family houses. However, there is a recognized need to stabilize, enhance and promote this neighborhood in order to face the challenges of the next century. As part of this task, the Ralston Community, working in conjunction with County representatives, determined the plan area boundaries, issues, and actions to be included in the Plan.

Community Conservation

In the Baltimore County Master Plan 1989-2000 (the "Master Plan"), Community Conservation is defined as a coordinated series of public and private efforts designed to maintain and enhance the physical, social, and economic resources of the County's older communities. This plan addresses

issues identified by the Ralston Community from a Community Conservation perspective. The planning effort involved community discussion, walking tours, and a survey of the community.

Community Survey

The Ralston Community Association hand-delivered survey forms to approximately 320 Ralston households, with a 16% (50) response rate. In early February 1998, draft copies of the Plan were mailed to all Ralston residents. In addition, a community input hearing was conducted on February 24, 1998 to review and prioritize goals of this Plan.

The initial survey revealed that the residents had the following concerns, listed in order of priority:

- I. Public Safety
- II. Rental Properties
- III. Traffic
- IV. Code enforcement
- V. Open space
- VI. Infrastructure

I. PUBLIC SAFETY CONCERNS

Of the residents who responded to the survey, 52% rated crime as their primary concern. Subsequent discussions with residents indicated a feeling of relative security, but had concerns about the potential for crime to impact their neighborhood. According to the Baltimore County Police Department's Scanning and Forecasting Unit, the Ralston Community has seen a decrease in violent crime but a slight increase in property crimes from 1995 to 1996.

Ralston Crime Statistics

<i>Violent Crime</i>	<i>1995</i>	<i>1996</i>	<i>1997 (first 9 mos.)</i>
Homicide	0	0	0
Rape	2	0	0
Robbery	1	1	0
Aggravated Assault	4	3	4
 <i>Property Crime</i>	 <i>1995</i>	 <i>1996</i>	 <i>1997 (first 9 mos.)</i>
Breaking and Entering	7	22	7
Theft	12	16	8
Motor Vehicle Theft	8	9	4
Arson	0	0	0

ISSUE 1

Due to a slight overall increase in minor crime, the Ralston Community views crime as their primary concern.

ACTION

- 1A Apply for a Crime Prevention Grant to organize a Citizens On Patrol Unit.
- 1B Post signs indicating an active Citizen On Patrol Unit.
- 1C Initiate discussions with the Precinct Commander to increase police presence in the community.
- 1D Conduct periodic meetings with police to review crime statistics and discuss crime reduction methods.
- 1E Consult with nearby businesses to consider joint crime-fighting techniques, including evaluation of effectiveness of police Business Patrol Initiative.

II. RENTAL PROPERTIES CONCERNS

The community survey indicated that a perceived proliferation of rental properties is the second most heightened concern among the residents. There is a perception by area homeowners that some renters are not as diligent as homeowners in the upkeep of their property. During a walking tour through the community, homeowners identified several rental properties that exhibited evidence of neglect, such as poorly maintained lawns, and lapses in exterior maintenance. Baltimore County does not require rental registration; therefore reliable statistics regarding rental are difficult to obtain. A review of Tax Assessment Records indicated that only a few property owners had a different mailing address than the property located in Ralston, suggesting relatively few rental properties.

ISSUE 2

In an effort to stabilize the Ralston Community, the County and Ralston residents must aggressively promote home ownership in Ralston.

ACTION

- 2A Develop a brochure to highlight the convenience, value, and advantages of owning a home in Ralston. These brochures should be distributed to Realtors and interested home buyers. Application for financial assistance in developing a community

association brochure may be submitted for consideration by the County Office of Community Conservation grant process.

- 2B Consider initiation of discussions with non-profit organizations promoting stable home-ownership, such as Comprehensive Housing Assistance Inc. (CHAI) or Neighborhood Housing Services (NHS) in order to promote home ownership.
- 2C Prepare a community directory of residents to assist in compilation of rental housing, and work with landlords to identify problems and encourage Livability Code compliance.

III. TRAFFIC CONCERNS

The Ralston Community consists of local, non-arterial or collector/thoroughfare streets. However, residents have expressed concern regarding the existing "cut through" traffic from Reisterstown Road to Sudbrook Lane, and want to ensure that non-local traffic would not increase with the construction of DeRisio Lane. Residents noted that their children play in the streets of their community because there is no local playground. Residents acknowledge that existing traffic volumes are generally low in Ralston - a desirous situation to maintain.

An important issue for residents is to ensure that the construction of DeRisio Lane would not encourage further encroachment of commercial uses and traffic into their residential community. In response to this concern, the proposed DeRisio Lane was re-designed to include a well defined landscaped buffer to effectively screen residences from commercial uses, and to redirect southbound traffic away from residences located on Sherwood Avenue.

Landscaped Buffer.

The DeRisio Lane boundary should become a demarcation line distinguishing between the commercial and residential communities. The County should deny any commercial use west of DeRisio Lane. A permanent landscaped buffer shall be established and maintained to clarify this boundary, and to shield the residential community from commercial impact. (See Exhibits 4 a-f - landscape barrier prototype.)

Sherwood Avenue Curvature.

An important redesign in DeRisio Lane will ensure that southbound traffic can only turn toward Reisterstown Road. No DeRisio Lane southbound traffic, which terminates at Sherwood Avenue, will be able to turn westbound onto Sherwood Avenue. (See Exhibit 4 e - Sherwood Avenue curvature design.)

Proposed Changes in Traffic Route Direction.

The community identified streets that are most likely to accommodate non-local traffic. Through a series of meetings involving community representatives, the Traffic Engineering and Transportation Planning Division of the Department of Public Works, the Office of Community Conservation, the Office of Planning and the Second District County Council Office, a plan to redirect the flow of traffic was suggested. In addition to changing traffic patterns, traffic calming devices such as stop signs and chokers (narrowing roads) were considered to better control the speed and flow of traffic.

Traffic patterns may be redesigned to minimize the impact of non-local traffic using Ralston streets to get between Reisterstown Road and Sudbrook Lane. At the community input meeting, residents were advised of possible options for changes to traffic patterns. After discussion, residents voted to make no recommendations to change traffic patterns at this time. However, it was decided that six months after completion of the DeRisio Lane extension, a new traffic study should be conducted by the County, and after further review, the community would reconsider the various options originally proposed.

ISSUE 3

The Ralston Community is concerned about non-local traffic using Ralston streets to get from Reisterstown Road and Sudbrook Lane, and wants to ensure that the construction of DeRisio Lane will not result in the encroachment of commercial activity and increased non-local traffic in the residential community. DeRisio Lane was designed with a curvature at Sherwood Avenue to deter west bound traffic from entering Sherwood Avenue via DeRisio Lane.

ACTION

- 3A Evaluate traffic in the Ralston Community in the Spring of 1998 prior to construction of DeRisio Lane.
- 3B Reevaluate traffic in the Ralston Community six months after completion of the DeRisio Lane extension.
- 3C Present findings of traffic evaluations to community to determine if there is a need for changes to traffic patterns in Ralston.

IV. CODE ENFORCEMENT CONCERNS

Houses converted to apartments are an even greater concern to homeowners than single family rental dwellings. While residents believe that illegal apartments are prevalent in Ralston, relatively few complaints regarding illegal apartments have been reported to

Baltimore County's Code Enforcement Division of the Department of Permits and Development Management. Due to the nature of illegal apartments, Code Enforcement Officers are not likely to successfully identify and gain code compliance without the assistance of neighborhood residents. In 1997, only one alleged illegal apartment in Ralston was under investigation by the Code Enforcement Division.

In addition to apartments, other Code Enforcement violations were evident during a 1997 walking tour involving residents and county officials. Some residents were not aware of recently-enacted legislative remedies to ensure maintenance of properties. In 1995, Councilman Kamenetz introduced County Council Bill 181-95 (amending the Investment Properties Act), enacted by the County Council to require an investment property owner to maintain, replace or repair certain exterior features of rental or commercial properties. In addition, the County Council enacted Councilman Kamenetz's amendments to Council Bill 46-96 (An Act Concerning "The Livability Code") to extend the authority of Code Enforcement Officers to owner-occupied housing. These legislative enactments are significant changes designed to bolster the residential stability of neighborhoods.

ISSUE 4

Effective code enforcement requires the active participation and reporting of code enforcement violations to the County. Possible reasons for residents not reporting code enforcement violations include a lack of awareness of violations, or concern or fear if a complaint is made in an individual's name, that there would be retaliation on the part of the violator.

ACTION

- 4A Organize a community association Code Enforcement Committee to become more familiar with regulations.
- 4B Request Department of Permits and Development Management provide representative to talk to the community of about code enforcement procedures.
- 4C Establish education and reporting procedures for code enforcement.
- 4D In order to allow residents to maintain confidentiality, the Community Association's Code Enforcement Committee should accept anonymous complaints from Ralston residents and be the primary complainant to the County in Code Enforcement cases.

V. OPEN SPACE CONCERNS

Another key concern of the Ralston community is the lack of a neighborhood park. There is no public open space in the Ralston community. The Master Plan suggests that increased efforts should be made to acquire open space in all subdivisions in the urban areas. Existing Local Open Space in Pikesville (see Exhibit 6 - Map Of Open Space in the Pikesville Community) is located a considerable distance from the Ralston Community. In order for the Ralston Community to compete with newer subdivision for homeowners, it must offer amenities which improve the quality of life, contribute to the sense of community and add to the marketability of Ralston.

ISSUE 5

Ralston lacks adequate open space to meet the recreational needs of existing residents and to attract new homeowners.

ACTION

- 5A The community association should form a local neighborhood park committee to identify potential sites to be converted to a neighborhood park.
- 5B The committee should request the County Office of Community Conservation and the Department of Recreation and Parks to determine the feasibility of site acquisition of properties for use as a neighborhood park.
- 5C The community should devise a long term maintenance agreement to assure community commitment to assist in the maintenance of the neighborhood park in accordance with the Department of Recreation and Park's Community Assisted Maintenance of Parks program (CAMP).
- 5D Landscaping enhancements can be developed at the gateway entrances to the Ralston community, including placement of community Welcome signage and a community association bulletin board, to enhance the sense of community and provide logical gathering points.

VI. INFRASTRUCTURE CONCERNS

The Ralston Community, one of the more mature residential communities in Pikesville, has an aging infrastructure. Infrastructure is a collective term for describing sewer, water, transportation and storm drain systems. During the spring of 1997, County Councilman Kevin Kamenetz, the Directors of the Department of Public Works and the Office of Community Conservation, a representative of the Office of Planning and approximately 20 residents of the Ralston Community

walked through the community and identified various infrastructure concerns. The following infrastructure concerns were identified:

- Potholes in the roads
- Ruts in the roads
- Curbs in need of repairs
- Depression in the street (possibly caused by replacement of the water line)

As a Master Plan-designated Community Conservation Area, Ralston should receive special consideration for Capital Improvement Funds. The Master Plan indicates that a significant portion of the Capital Improvement Program should be dedicated to physical improvement in the older neighborhoods. These improvements will help restore community pride and foster civic involvement among the communities' current residents and favorably influence prospective home buyers' decisions to purchase homes within these neighborhoods.

A tour by County officials and community residents identified the issues as stated in Exhibit 7. Specific efforts are underway to resolve these identified issues.

ISSUE 6

The Ralston Community is in need of infrastructure improvements. New homeowners are attracted to a stabilized community. The condition of public improvements could discourage existing homeowners and potential home buyers from contributing toward the stabilization of Ralston.

ACTION

- 6A The community association should form an Infrastructure Committee.
- 6B The Association infrastructure committee should regularly evaluate, prioritize and introduce infrastructure improvement needs at the County's Planning Board Capital Improvement Program Community Input Meeting held in November of each year, as part of the County's annual budget process.
- 6C A plan should be established to consider the need for additional street lighting for Ralston streets. The association should contact Brenda Hinkles at 410-887-3716 to schedule a community meeting to examine the need for additional street lights. The Councilman can assist in this regard, including submission of street light petitions.

VII. ZONING & LAND USE CONCERNS

Zoning is an effective tool that may be used to control the distribution of non-residential activity in the Ralston Community. The vitality and appearance of the commercial corridor which borders

the Ralston Community is essential to the perception and the well-being of the residential community which surrounds it. The current zoning and land uses designated by the Master Plan are appropriate and should not be changed. The commercial zoning and uses are located along Reisterstown Road, a major thoroughfare. The businesses located along the commercial corridor provide retail, restaurant, and local oriented services used by Ralston residents and other consumers. The residential uses will be further separated from the commercial uses by the proposed DeRisio Lane and an additional landscaped buffer. (See Exhibits 8a and 8b - Zoning and land use map of Ralston within Pikesville.)

ISSUE 7

The existing zoning classifications discourage the spread of nonresidential uses into the residential neighborhoods. DeRisio Lane will provide a physical barrier between the commercial and the residential uses.

ACTION

- 7A Discourage commercial zoning west of DeRisio Lane. DeRisio Lane should be the demarcation line between residential and commercial land uses.
- 7B Do not support zoning requests which threaten the residential character of the neighborhood.
- 7C The Ralston community should develop a relationship with the Pikesville Chamber of Commerce to communicate their concerns to the business owners.
- 7D The Ralston community association should form a zoning/land use community to actively address zoning issues raised in the once-every-four year comprehensive rezoning process, as well as respond to out-of-cycle zoning requests initiated during the year.

CONCLUSION

It is the current philosophy of both the County and the State Government that older suburban communities deserve special consideration and should be preserved. Preservation of older communities allow continued use of existing infrastructure and services, and discourages suburban sprawl. The concerns identified in this report are not insurmountable. The community should be commended for bringing these concerns to the County's attention. Many of the concerns can be remedied via a concerted effort involving the County government, the Ralston Community and the surrounding area businesses, including the Pikesville Chamber of Commerce.

While the Ralston Community Association will be essential participants in stabilizing their neighborhood, it is incumbent upon the County to provide the necessary support services to fuel the stabilization effort. The County can demonstrate its commitment to this stabilization effort by

reinvesting in the infrastructure of the Ralston Community. The County's action could increase civic pride and encourage more homeowner participation. The adoption of this community plan by the County Council reflects the County's commitment to preserve the Ralston Community. In order to stabilize the Ralston Community, Ralston must become more attractive to potential home buyers, and assure existing homeowners of the continuing quality of the Ralston lifestyle.

The following matrix summarizes the task resources and participants necessary to stabilize the Ralston Community:

Ralston Community Plan Implementation Guide Recommendations

Goal /Objectives	Participants	Action Steps	Resources
1. Public Safety Improve security and Police presence	Ralston Community Association	Organize Citizens on Patrol Unit Apply for crime prevention grant	Baltimore County Police Department
2. Rental Properties			
Increase home ownership	Ralston Community Association County Office of Community Conservation	Promote Ralston as a great place to own a home.	Comprehensive Housing Assistance Inc. (CHAI) Neighborhood Housing Services Realtors and Banks
3. Code Enforcement			
Eliminate Code Violations	Ralston Community Association	Organize Code Enforcement Committee Advise community of most common zoning violations Accept anonymous complaints and forward to County	County Department of Permits and Development Management, Code Enforcement Division

4. Traffic

Minimize non-local traffic	Ralston Community Association	Conduct traffic study of local streets	County Department of Public Works, Traffic Engineering and Transportation Planning Division
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5. Open Space

Increase Open Space	Ralston Community Association	Identify potential Open Space	County Department of Recreation and Parks County Office of Community Conservation
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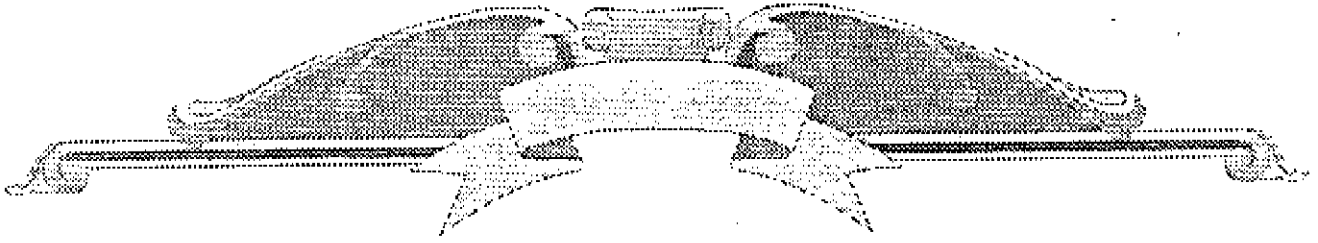
6. Infrastructure

Improve existing infrastructure *	Ralston Community Association	Identify needed infrastructure improvements	County Department of Public Works
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7. Land use & Zoning

Participate in land use decisions	Ralston Community Association	Oppose zoning request that are not compatible with residential uses	County Office of Planning Baltimore County Council
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***See Exhibit 7A**



RALSTON COMMUNITY PLAN

LIST OF EXHIBITS

- 1- **County Council Resolution**
- 2- **Original Plat of Ralston**
- 3- **Ralston Plan Boundaries**
- 4- **Landscaped Buffer prototype**
 - A. **Schematic detail - Church Lane to Sudbrook Lane**
 - B. **Elevation detail - Church Lane to Sudbrook Lane**
 - C. **Schematic detail - Sudbrook Lane to Waldron Avenue**
 - D. **Elevation detail - Sudbrook Lane to Waldron Avenue**
 - E. **Schematic detail - Waldron Avenue to Sherwood Avenue**
 - F. **Elevation detail - Waldron Avenue to Sherwood Avenue**
- 5- **Existing Traffic Patterns**
- 6- **Open space map**
- 7- **Walking Tour Infrastructure Summary**
- 8- **Zoning map of Ralston**



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1996, Legislative Day No. 20

Resolution No. 97-96

Mr. Kevin Kamenetz, Councilman

By the County Council, November 4, 1996

A RESOLUTION of the Baltimore County Council requesting the County offices of Community Conservation, Planning and Public Works, along with the Second District Councilman's Office and community representatives to prepare a community action plan for the Ralston community in Pikesville.

WHEREAS, the Baltimore County Master Plan recognizes and encourages local community action planning to address local, easily identifiable issues; and

WHEREAS, the Ralston Community, one of the first established residential communities of Pikesville, is a logical unit for planning within Baltimore County; and

WHEREAS, a community plan for Ralston will serve to enhance and preserve the characteristics of the area and stabilize the existing community; and

WHEREAS, there is a community and County desire to address issues relating to establishment of a passive community park, appropriate landscaping for the community, appropriate signage for the major access points to the community, appropriate traffic control issues, appropriate zoning issues (including establishment of a demarcation line between residential and commercial areas, with a landscaped buffer); development of a maintenance plan for landscaping and infrastructure needs; and

WHEREAS, the Baltimore County Council believes that these efforts should be continued

and that these community and County agencies should solicit public input and prepare an appropriate community action plan for the Ralston Community.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Planning Board, in conjunction with the Office of Planning, the Department of Public Works and the Office of Community Conservation is requested to gather information, solicit public comment and prepare a community action plan for the Ralston community and submit this plan to the County Council for its approval.

R09796

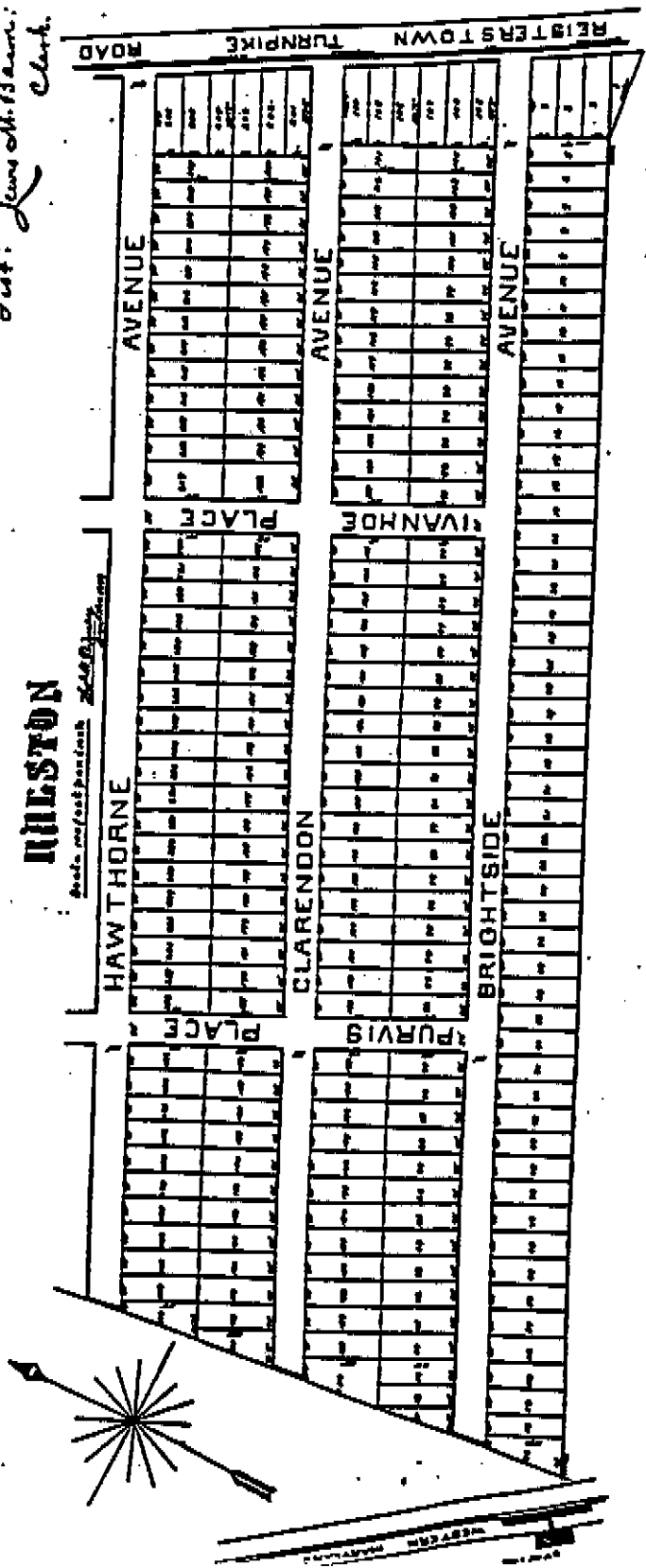
J.W.S. N^o1 PART 2-275

J.W.S. N^o1 PART 2-276

Dated November 18/1917
Test: Lewis H. Baum, Clerk.

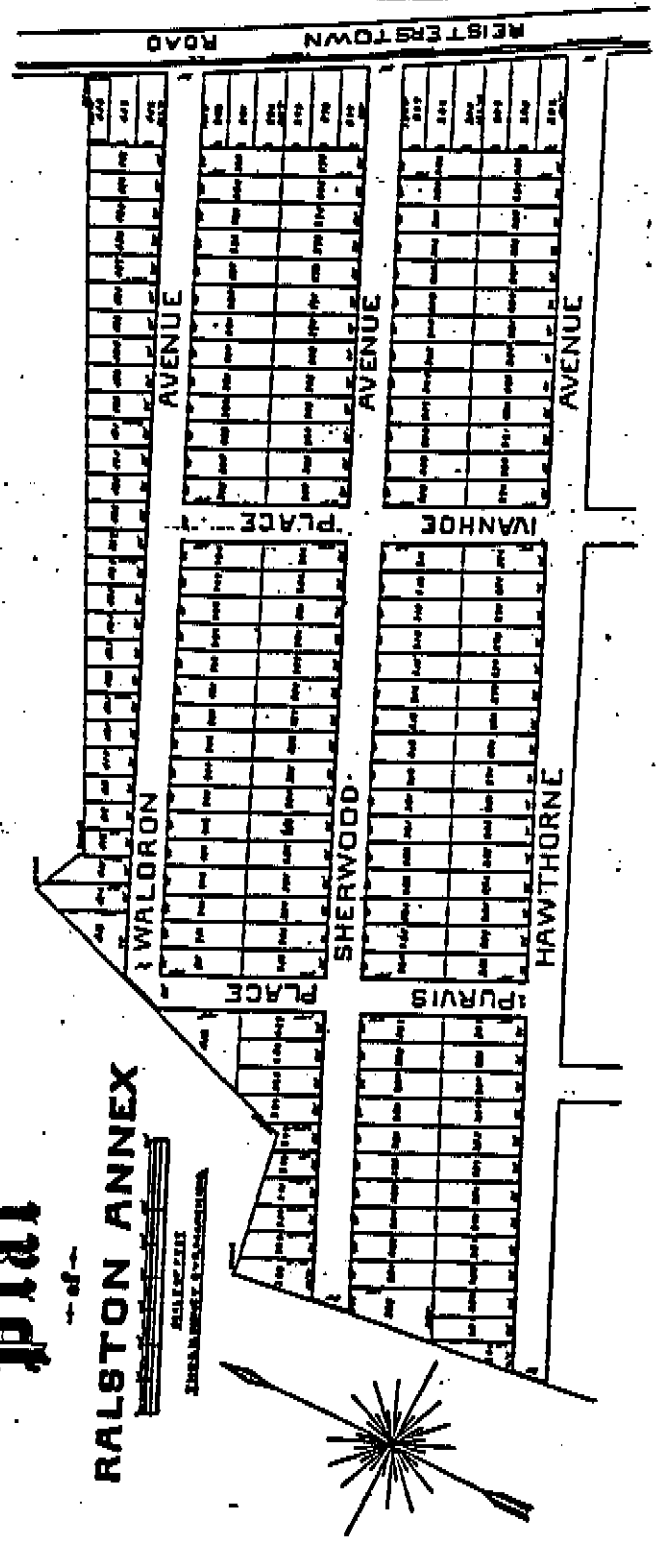
RALSTON

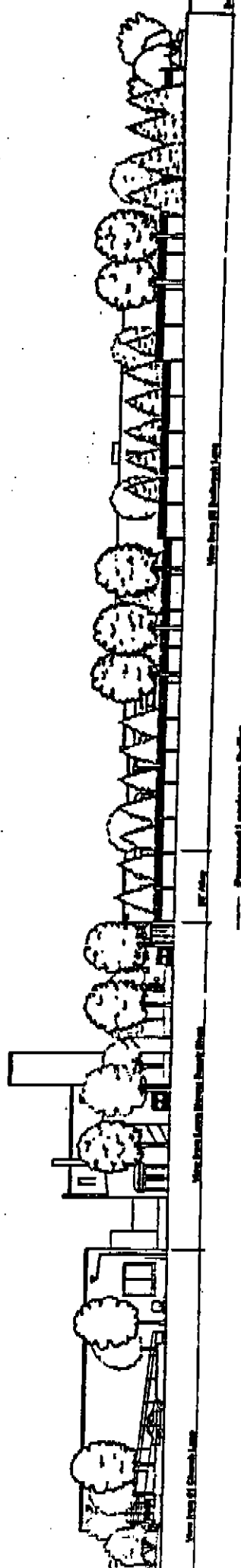
RALSTON



RALSTON ANNEX

RALSTON ANNEX













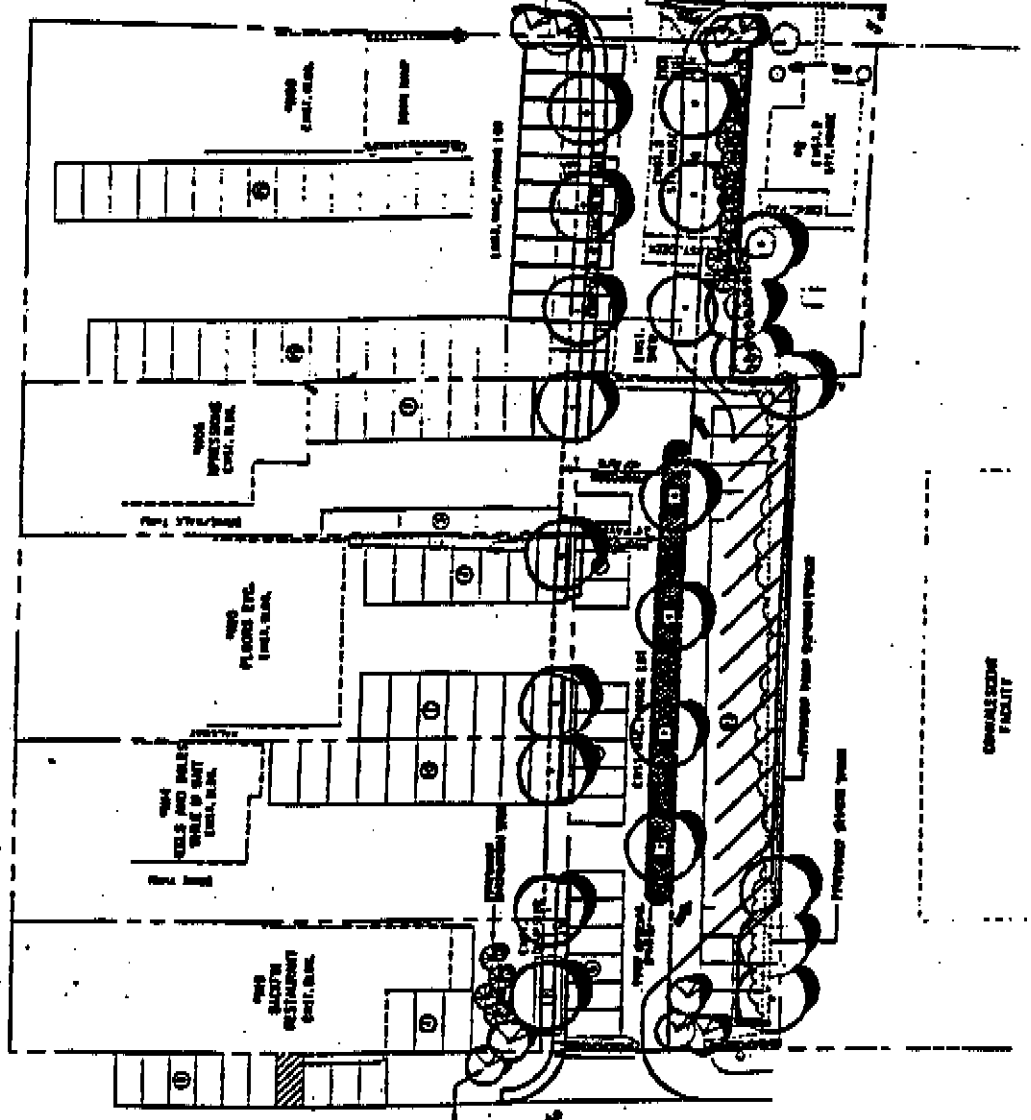
De Riso Lane Extension
 Southwest Elevations
Landscape Improvement Study
 Planning & Design
 10000 County Office of Planning
 10000 County Office of Planning
 10000 County Office of Planning

10000 County Office of Planning

LEGEND

- UN  NORTH
-  EXIST. DRIVE
-  EXIST. W/ WAY
-  EXIST. BULL. WALKS
-  EXIST. PARKING DRIVE
-  EXIST. FUTURE DRIVE
-  EXIST. DRIVE
-  EXIST. BULL. PATH
-  EXIST. BULL.
-  EXIST. WALK
-  EXIST. W/ WAY
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NESTERSTOWN ROAD



SLEBROOK LANE

WALDRON AVENUE

Landscape Buffer Study

Ballwin County Office of Planning
 Date: July 15, 1998



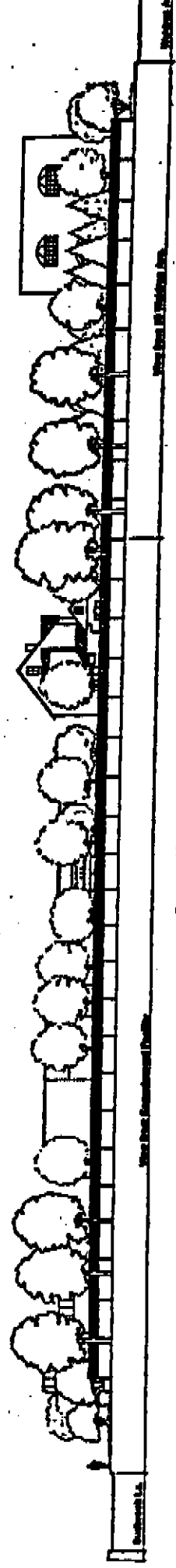
SLEBROOK LANE TO WALDRON AVENUE
 SCALE 1" = 20'

COMPLETION FACILITY

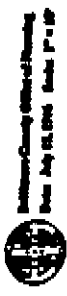
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BALLWIN COUNTY
 DEPARTMENT OF PUBLIC WORKS
 LANDSCAPE ARCHITECT
 DE PSD LINE EXTENSION
 IN QUARTY 11107

EX1201E 4C



De Riso Lane Extension
 Southwest Elevations
Landscape Improvement Study



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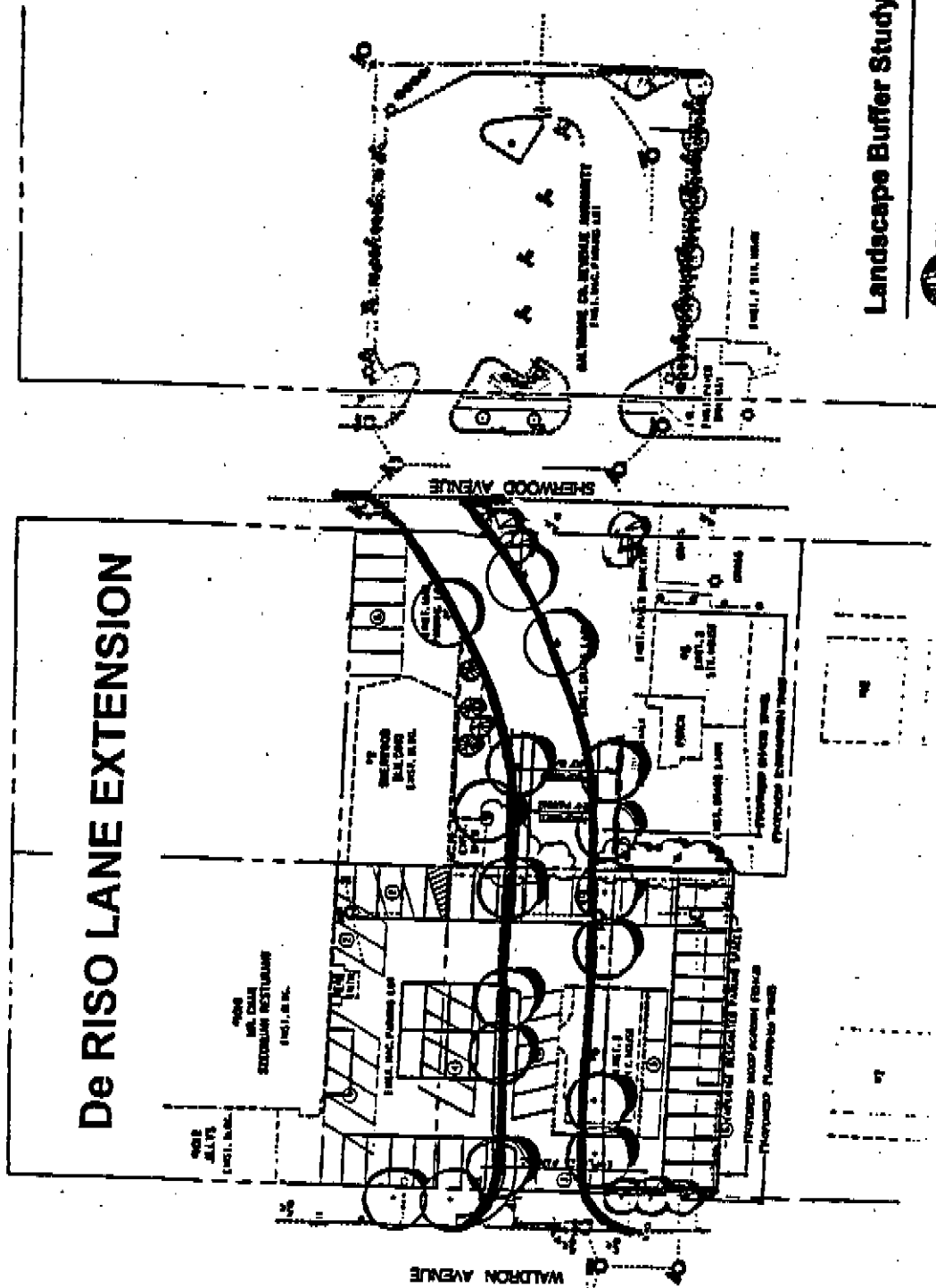
LEGEND

- EXIST. MANHOLE
- EXIST. NEW MANHOLE
- EXIST. S.W.C. MANHOLE
- EXIST. FIRE HYDRANT
- EXIST. EXISTING SANITARY
- EXIST. SEWER
- EXIST. GAS PIPE
- EXIST. WATER
- EXIST. WATER MAIN
- EXIST. WATER MAIN
- EXIST. WATER MAIN
- EXIST. GAS MAIN
- EXIST. S.C. MAIN
- EXIST. ROAD
- EXIST. CURB
- SINGLE SIDE FOOT
- DOUBLE SIDE FOOT
- SEWER FOOT
- EXIST. TREE LINE
- EXIST. FENCE
- PROF. OF NEW LINE
- LINE OF EXISTING
- EXIST. BUILDING



RESTERSTOWN ROAD

De RISO LANE EXTENSION



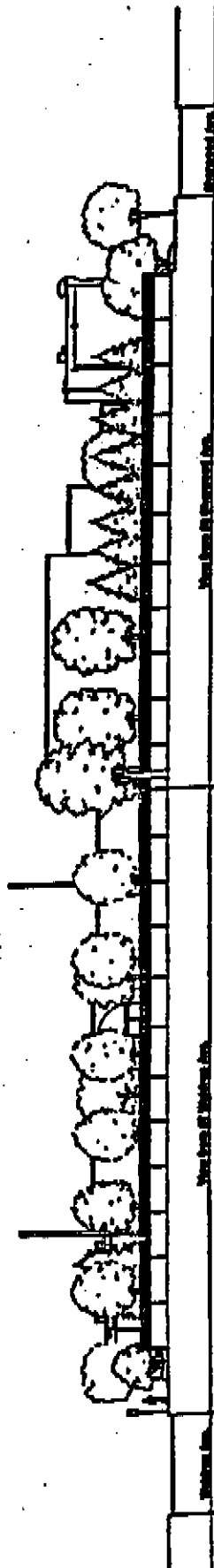
Landscape Buffer Study

Wisconsin County Office of Planning
 Date: July 16, 1974



WALDRON AVENUE TO SHERWOOD AVENUE
 Scale 1" = 20'

City of De Riso
 DE RISO LANE EXTENSION
 PROJECT OFFICE
 1000 N. WISCONSIN
 DE RISO, WISCONSIN



Proposed Landscape Buffer

De Riso Lane Extension




Southwest Elevations

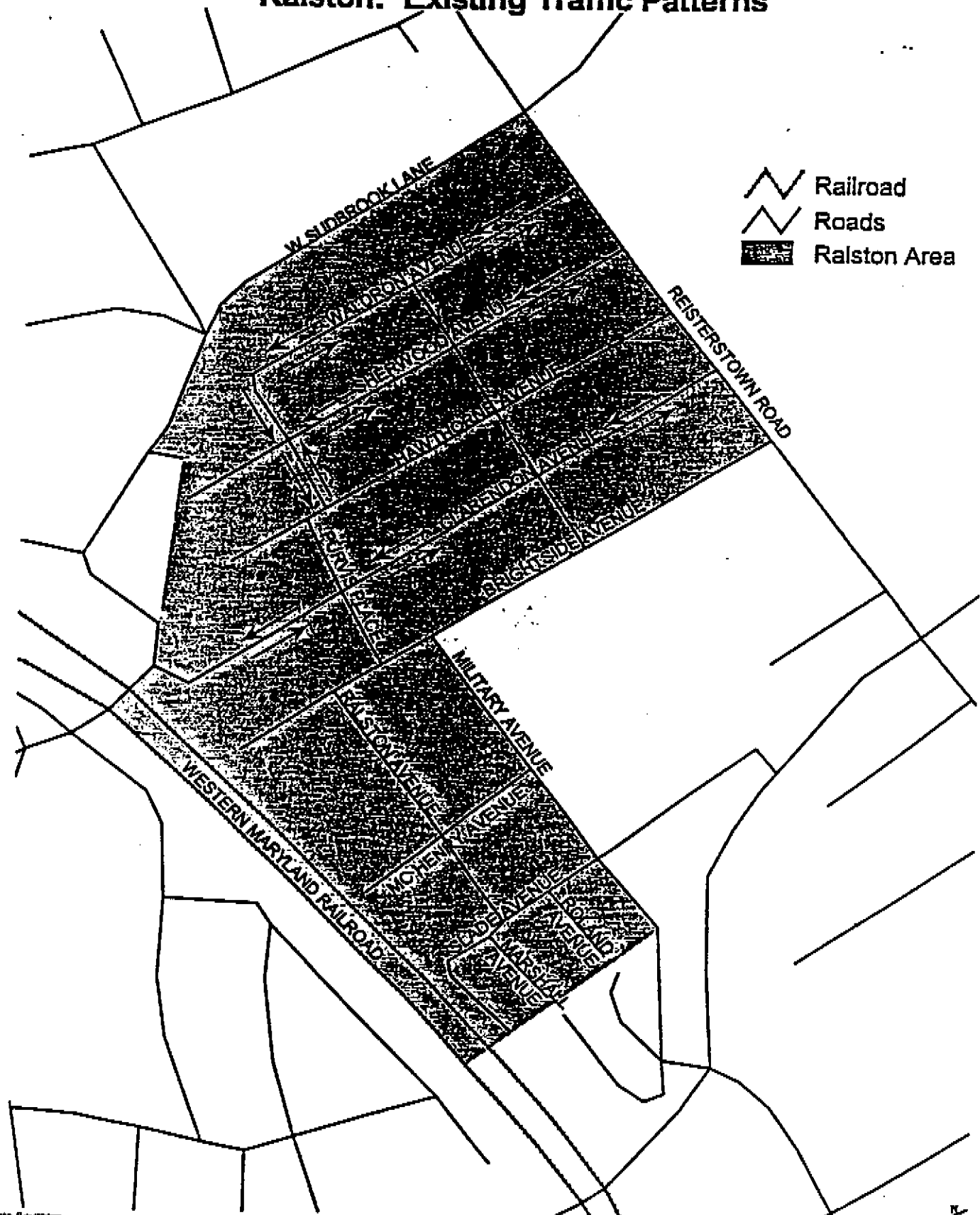
Landscape Improvement Study



City of Phoenix
June 10, 2010

Ralston: Existing Traffic Patterns

-  Railroad
-  Roads
-  Ralston Area

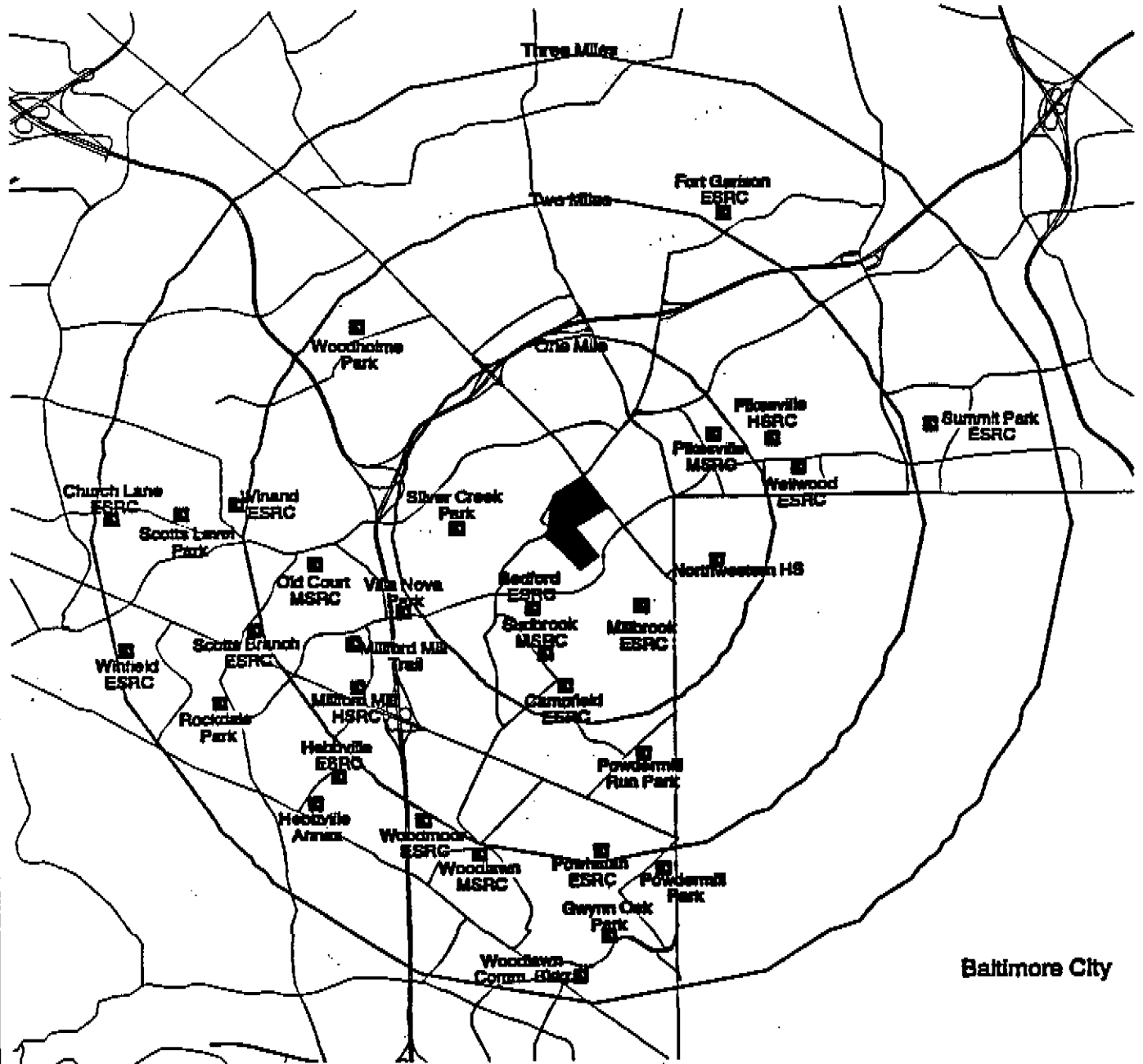


Data Source:
Roads:
Baltimore Metropolitan Council (1:24000)

100 0 100 200 Yards



Ralston Community Open Space Opportunities



Baltimore City



- Open Space Areas
- One Mile Buffers
- Roads
- Ralston Area



Data Source:

Roads: Baltimore Metropolitan Council (1:24000)
Open Space: Department of Recreation and Parks

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Councilman Kevin Kamenetz

DATE: June 18, 1997

FROM: Dave Green
Community Planner

SUBJECT: Ralston Community Infra-structure Assessment Walk

The following needs were identified during a recent tour of the Ralston Community. The tour participants included:

- Councilman Kevin Kamenetz
- Melinda Hipsley, President, Ralston Community Association
- Residents of the Ralston Community
- Bob Olsen, Director, Department of Public Works
- David Fields, Director of Community Conservation
- Adele Kass, 2nd District Council Aide
- Dave Green, Community Planner

Significant potholes were identified in the roads at the following locations:

- | | |
|----------------------------|---|
| 1) 7 and 9 Sherwood Avenue | 9) All of Ralston Avenue |
| 2) 22 Sherwood Avenue | 10) Military Avenue (between Brightside and Slade Ave.) |
| 3) 107 Sherwood Avenue | 11) Intersection of Hawthorne Avenue and Purvis Road |
| 4) 112 Sherwood Avenue | 12) 207 and 209 Clarendon Road |
| 5) 184 Sherwood Avenue | 13) Intersection of Ralston Avenue and McHenry Road |
| 6) 205 Sherwood Avenue | |
| 7) 121 Sherwood Avenue | |
| 8) 124 Sherwood Avenue | |

Significant ruts were identified in the following streets.

- Military Avenue (Brightside Avenue to Slade Avenue)
- McHenry Avenue (Military Avenue to Ralston Avenue)
- Ralston Avenue (McHenry Avenue to Slade Avenue)

Significant depressions were identified in the road bed at the following locations:

- 7 Waldron Avenue
- 103 Waldron Avenue
- 111 Waldron Avenue
- 113 Waldron Avenue

Curbs need to be replaced at:

- the Intersection of Ivanhoe and Clarendon Road
- 111 Waldron Avenue

Code Enforcement Issues were identified at the following locations:

- 20 Waldron Avenue - possible Livability Code Violations
- 5 Clarendon Road - Business operated in a residential zone
- 3 Clarendon Road - Garage converted to a residence
- 5 Brightside Road - Contractor's Equipment storage in a residential zone
- 112 Brightside Road - Abandoned vehicle and business operated in a residential zone
- 137 Clarendon Road - Abandoned vehicle
- 218 Clarendon Road - Livability Code Violations
- 220 Clarendon Road - Livability Code Violations
- 215 Clarendon Road - Abandoned vehicle
- 4 Sherwood Avenue - Abandoned vehicle
- 225 Clarendon Road - Livability Code Violations
- 231 Clarendon Road - Abandoned vehicle

Traffic

Residents indicated that Purvis Avenue should be considered for conversion to a one-way street

Street Lights

The community should contact Brenda Hinkle at (410) 887-3716 to schedule a community meeting to examine the need for additional street lights.

Vest Pocket Park *

A property known as 126 Sherwood Avenue was identified as a possible Vest Pocket Park.

As of January 1998:

General road repairs have been made. Additional resurfacing is currently being evaluated by the Bureau of Highways.

* See exhibit 7b.

DG:lsn

C: Pat Keller
Gary Kerns

**Inter-Office Memo
Baltimore County, Maryland**

DATE: March 26, 1998

TO: Arnold F. 'Pat' Keller, III, Director
Office of Planning

FROM: Charles R. Olsen, Director
Department of Public Works

SUBJECT: Raiston Community Plan

In reference to your request for comments on the Raiston Community Plan, please be advised that the potholes, ruts and depressions identified during the community walk through conducted in June of 1997 have all been repaired. Resurfacing for Waldron Avenue, Military Avenue, McHenry Avenue and Raiston Avenue has been added to the upcoming resurfacing program for the coming year.

We have no additional comments about any other aspects of the plan. Thank you for the opportunity to review the document prior to its presentation to the Planning Board and the County Council.

CRO/THH/tmm

c: The Honorable Kevin Kamenetz
Dick Harrison

RALSTON.MEM

B A L T I M O R E C O U N T Y,
M A R Y L A N D

Inter - Office Memorandum

To: Honorable Kevin Kamenetz
 Councilman, Third District

Date: September 23, 1997

From: John F. Weber, III, Director
 Recreation and Parks

Subject: Ralston Mini-Park

In response to your request, I have had my staff investigate the feasibility of a pocket park in this community. The Ralston community is comprised of single family homes, many with fences which would impede access to any potential "pocket park." Many homes have playground equipment in their own yards. The size of the lots are approximately 4,760 square feet or 1/10 of an acre. We generally require a minimum of a 1/4 acre for a tot lot with a preference of 1/2 acre. Parking for users of this park would be on the street which may be difficult with a 24 foot wide paved road.

Community Conservation suggested two locations: 126 Sherwood Avenue and a vacant parcel on Clarendon Road. The vacant parcel is 40' x 119' - approximately 1/10 acre. The Sherwood parcel has an assessment value of \$126,320. Upon inspection, we do not believe either of these are suitable for county owned parkland.





We would encourage the homeowners in Ralston to use the various existing recreational facilities in the area nearby (see attached map).

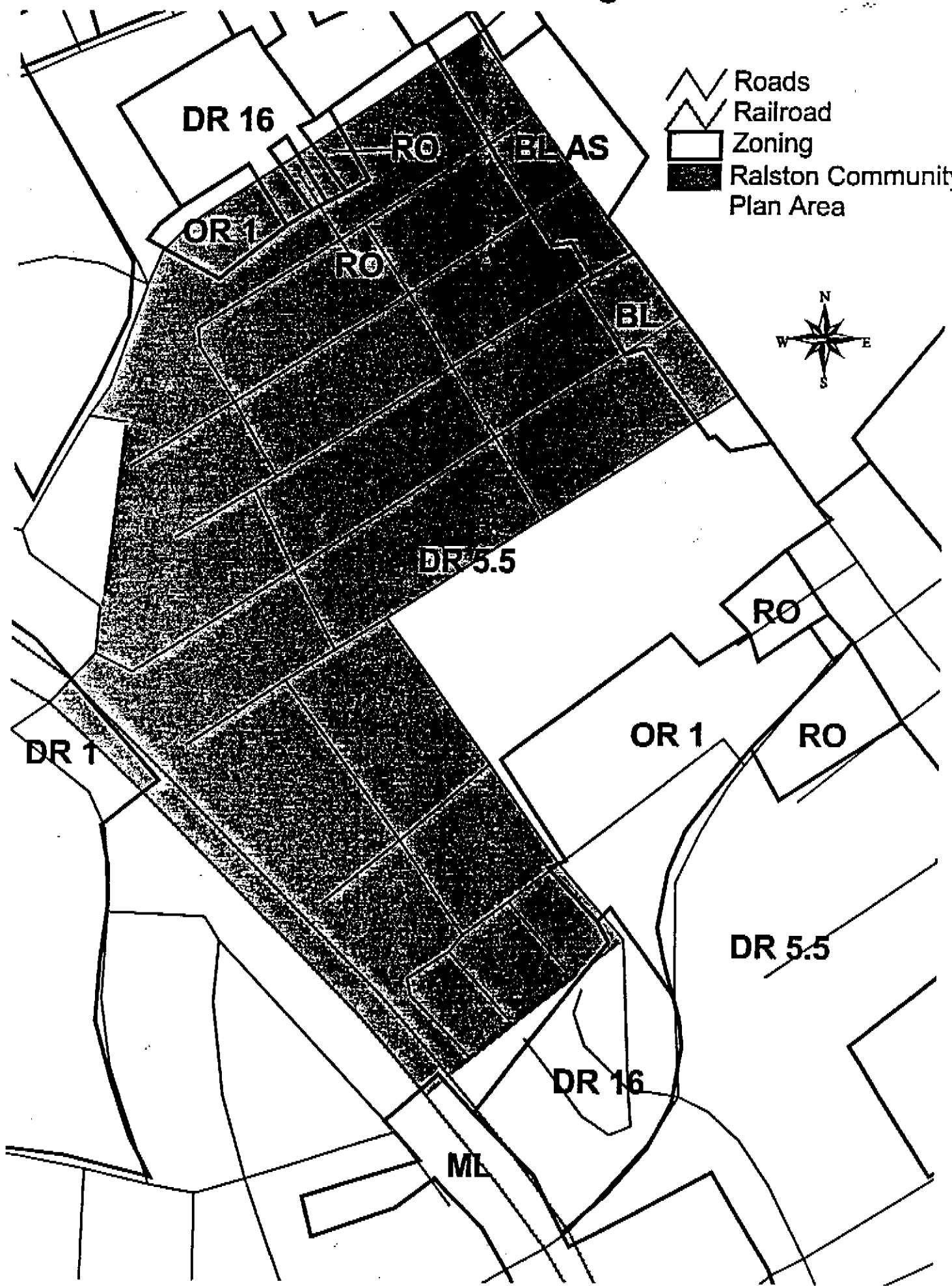
I am available to meet with you to discuss this issue further. While a pocket park does not appear feasible currently we should explore any other opportunities that could assist their efforts.

If you have further questions, please call me at (410) 887-3806.

JFW/mg

Ralston: Zoning

-  Roads
-  Railroad
-  Zoning
-  Ralston Community Plan Area





Baltimore County
Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204