

• Baltimore County • Focus on Community •

WOODLAWN/LIBERTY COMMUNITY PLAN

As Adopted By The Baltimore County Council on May 17, 1993 with Amendments

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PROPOSED AMENDMENTS
WOODLAWN/LIBERTY COMMUNITY PLAN

1. On page 25, in the first line of the third paragraph, change "Liberty", to "Woodlawn/Liberty Community Plan."
2. On page 27, at the end of Action #9, add:

When considering moving county services to or within the Woodlawn/Liberty Community, the county should give first preference to moving the services into vacant properties in the area.
3. On page 33, under Action #2, add the following:

"- Establish a committee with the area schools P.T.A. to host informational meeting with realtors listing homes in the Plan area. These meetings will provide a forum to give the realtors positive information about the school system."
4. On page 35, in the sixth paragraph, strike "and" and insert a comma. Add "and Health Services" to the end of the sentence.
5. On page 37, under Actions, add Action #5, to read as follows:

"5. Children. Special emphasis should be placed on providing services for children, including increased day care and pre-school opportunities and after-school programs. Maintaining families and stability in the community requires a commitment and good facilities for children."
6. On page 37, strike Action #1 in its entirety and substitute the following:

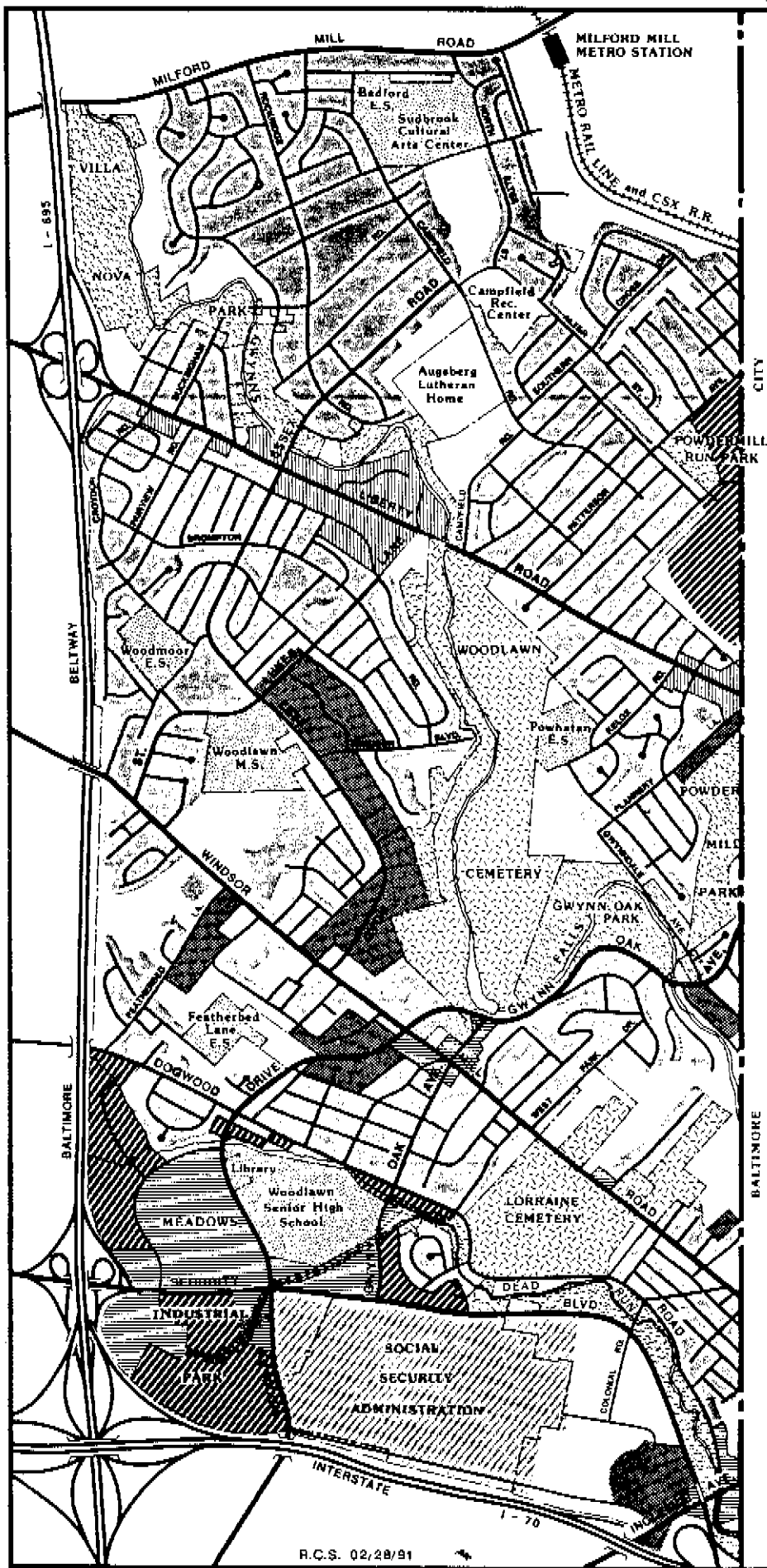
"1. Planning Team. Establish an inter-agency planning team with representation from Community Development, Social Services, Aging, Police, Substance Abuse, Planning, Health, Family Resource Center and Cooperative Extension Services. This planning team would work with the community including religious institutions to identify issues and offer solutions to the social services needs and concerns of the community. This team should establish a process that will address such needs of residents in the Plan area as they occur over the long term."
7. On page 37, add Action #6, to read as follows:

"6. Juvenile Services. The planning team should coordinate the activities of all existing social services providers in the Plan area to identify and create programs that are targeted to the juvenile populations."
8. On page 23, in Item #2, in the second paragraph in the first line, eliminate "a sub-committee of" and substitute the following:

"affiliated, free-standing and advisory to"

9. On page 39, delete "Table 14."
10. Delete page 40 and substitute the attached map as the new page 40.
11. On page 41, Action #1, second sentence, change "discouraged" to "Denied." In the third sentence, change "denied" to "discouraged." Add new sentence "Any zoning change from a residential use to a non-residential use should provide a public benefit to the community."
13. On page 44, under Action #1, add the following sentence: "Vacant properties should be maintained according to the Investment Property Act. The enforcement of the Investment Property Act should be a priority within the Plan area."
14. On page 44, Action #2, at the end of the 5th line, add: "unless a clear and distinct benefit to the community can be shown."
15. On page 33, Action #3, 2nd line, strike "and" and insert a comma. Add "and community at large" after "parent/families"
16. On page 33, Action #3, add a new item to read as follows:
 - "- Establish a board of directors for each school in the Plan area made up of parents and faculty in order to create a compact of agreement on behavior and protocols at the school"
20. On page 47, Action #4, insert after the third sentence:






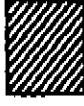


"A program should be established to educate renters in the Plan area on the value of home ownership. This program should also provide counselling services on financing and the maintenance of homes in the Plan area." Change the new 6th sentence as follows: strike "These actions" and substitute "Additional actions"

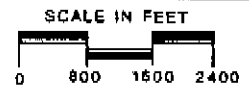


WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 7
LAND USE

Legend:

-  LOW DENSITY URBAN RESIDENTIAL
-  MEDIUM DENSITY URBAN RESIDENTIAL
-  OFFICE
-  COMMERCIAL CORRIDOR
-  COMMERCIAL
-  OFFICE/ INDUSTRIAL
-  PARK/ OPEN SPACE
-  UNIMPROVED



R.C.S. 02/28/91

Baltimore County Government
Planning Board



401 Bosley Avenue
Towson, MD 21204

887-3211

RESOLUTION
Adopting and Recommending
the
WOODLAWN/LIBERTY COMMUNITY PLAN

WHEREAS the Baltimore County Master Plan 1989-2000 proposed that the first of the community Action Plans in the Western Sector should be prepared for the Woodmoor-Lochearn-Woodlawn area; and

WHEREAS the Office of Planning & Zoning, with active assistance from the Woodlawn/Liberty Community Citizens Advisory Group, and in cooperation with other residents, property owners, business people and County agencies, has prepared a Plan for the Woodlawn/Liberty area, which is a logical unit for planning within Baltimore County; and

WHEREAS the draft Woodlawn/Liberty Community Plan, as submitted on May 2, 1991, was discussed in Committee meetings on May 16, June 20 and July 18, 1991, and was the subject of a public hearing by the Planning Board on June 6, 1991;

NOW, THEREFORE, BE IT RESOLVED, pursuant to Section 22-12 of the Baltimore County Code, 1978, that the Baltimore County Planning Board hereby adopts the Woodlawn/Liberty Community Plan, March 1991, including the July 10, 1991 Addendum, to constitute a part of and an amendment to the Baltimore County Master Plan 1989-2000; and

BE IT FURTHER RESOLVED that the Woodlawn/Liberty Community Plan and the Addendum 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 18th day of
July, 1991

A handwritten signature in cursive script that reads "P. David Fields".

P. David Fields
Secretary to the Planning Board

PDF/TD/prh
SUMJULY.18/TXTPRH

July 10, 1991

ADDENDUM TO WOODLAWN/LIBERTY COMMUNITY PLAN

The following is a listing of changes to be made in the written text of the Woodlawn Liberty Community Plan.

Page 26 Action 1 - add the following sentence:

Funds should be provided for a paid staff person to help establish community associations in neighborhoods where there are none, provide established organizations with help and information, and support the actions within the Woodlawn/Liberty Community Plan.

Page 27 Action 10 - Revise the first sentence as follows:

Regulations. Develop regulations for the Woodlawn/Liberty Community Plan area, requiring that any new development without CRG approval of more than three dwelling units and any non-residential development be subject to a Special Development Review, taking into account:

Page 34 Action 3 - add sentence as follows:

The schools should refer the families of children with repeated suspensions, or expulsions to the Liberty Family Resource Center for counseling and a service needs assessment.

Page 34 Action 5 - add sentence as follows:

Provide extra staff at schools with high student turnover to help teachers and staff with the extra testing and paperwork that high student mobility entails.

Page 34 - add Action 8 as follows:

Outside Resources. Support efforts to bring programs with outside resources into the Woodlawn/Liberty Community Plan area schools, e.g. funds from President Bush's "Model Schools" program.

Page 34 - Action 6 add sentence as follows:

Provide Pre-K program for all eligible students within the Woodlawn/Liberty Community Plan School Service Area.

Page 34 - add new Action 8 as follows:

Responsibility. The Board of Education will be responsible for implementing the educational component of this plan. The educational sub-committee of the Planning Advisory Group should lobby the Board of Education to implement the education actions in the plan.

Page 43 - Revise paragraph 3 as follows:

Woodlawn Elementary School

In February 1991, residents of Woodlawn recommended to the County Council that a mixed-use facility be developed within the Woodlawn Elementary School. The facilities would include 61 units of senior housing, recreation and parks use and possibly a child care program.

Page 44 - Revise Action 7 as follows:

Overlay District. An overlay district for the Woodlawn/Liberty Community Plan should be developed as outlined in Appendix B. Language will be added to the district regulation that will protect existing business in the plan area.

Page 44 - Add Action 8 as follows:

Pedestrian Access. Pedestrian access to commercial projects should be provided where possible.

Page 49 - Revise paragraph 2

Recreation and Parks

There are a variety of recreational and park facilities within the Woodlawn/Liberty Community Plan area. In addition to the recreational facilities located at the area schools, there are presently two community centers located within the area; Woodlawn Elementary site and Campfield Elementary site.

A number of parks and local open spaces are available and include athletic fields, picnic areas, hiking trails, playgrounds, gardens and other park facilities.

1. Program Evaluation: The existing recreational programs are continuously being evaluated by the Woodlawn and Liberty Road Recreation and Parks Councils and programmatic changes are made as needed.
2. Volunteerism: Volunteers are continuously being recruited by recreation and parks staff and the local recreation and parks councils. As programs continue to grow, intensified efforts will be made to recruit and train the necessary volunteers.

Office of Planning & Zoning, Baltimore County
Addendum to Woodlawn/Liberty Community Plan
Page 3

Page 51 - Add Action 3 under Historic Preservation as follows:

Historic District. The community should work with Baltimore County Landmarks Preservation Commission to investigate the possibility of designating Larchmont as a Historic District

Page 51 - Add Action 7 under Environment as follows:

Pilot Program. The Department of Public Works and Department of Environmental Protection and Resource Management should identify an area that may serve as a pilot project to retro-fit existing drainage systems to new technology.

EMADDEN.WL/TXPLLF

WOODLAWN/LIBERTY COMMUNITY PLAN



WOODLAWN/LIBERTY COMMUNITY PLAN

MARCH, 1991

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

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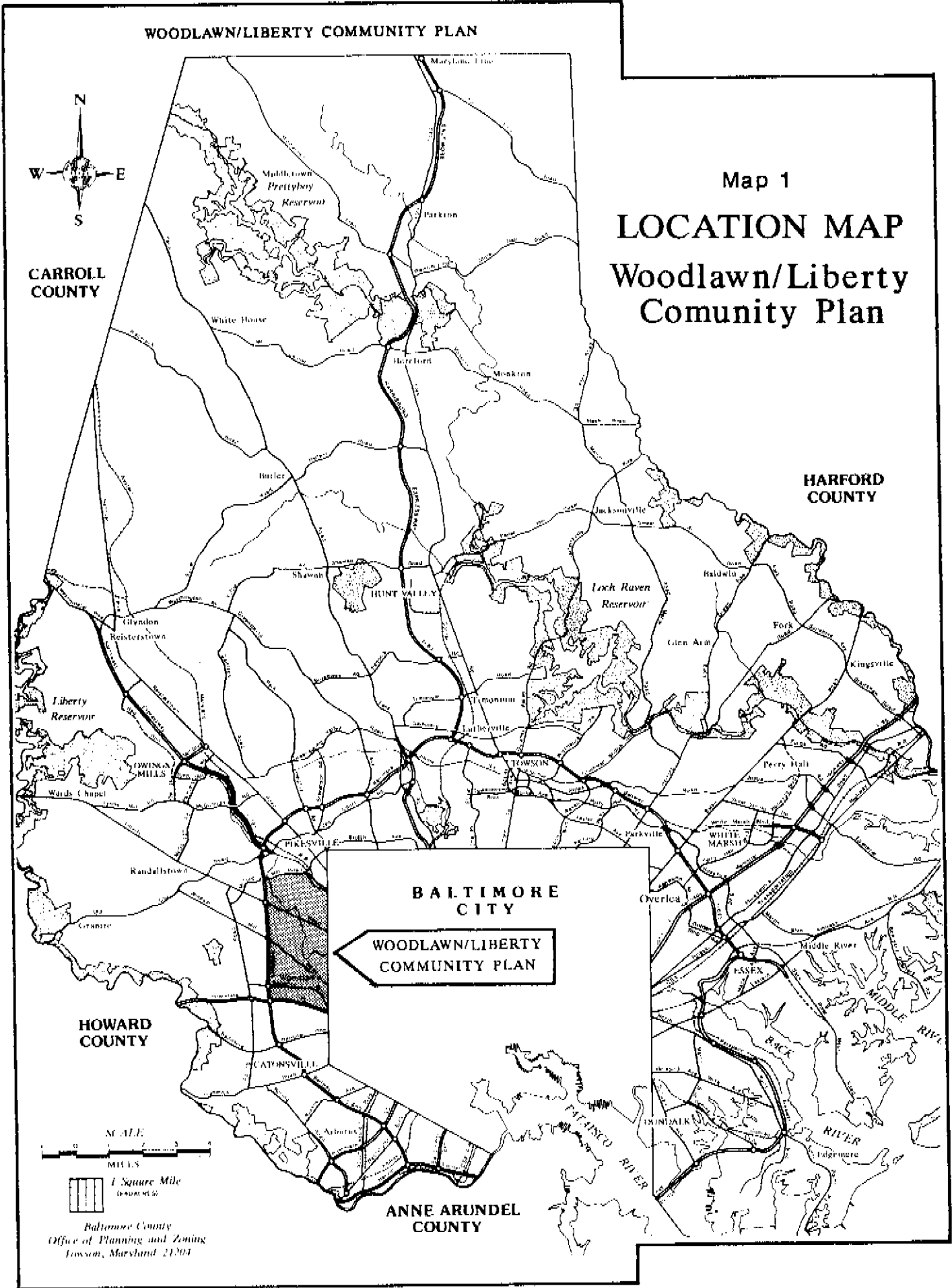
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WOODLAWN/LIBERTY COMMUNITY PLAN

Map 1

LOCATION MAP
Woodlawn/Liberty
Community Plan



CARROLL COUNTY

HARFORD COUNTY

HOWARD COUNTY

BAITIMORE CITY

WOODLAWN/LIBERTY COMMUNITY PLAN

ANNE ARUNDEL COUNTY

SCALE
0 1 2 3 4 5
MILES

1 Square Mile
(0.258916 km²)

Baltimore County
Office of Planning and Zoning
Towson, Maryland 21284

INTRODUCTION

Background

The 1989-2000 Master Plan for Baltimore County designated the Woodlawn/Liberty community as both an enhancement area and a community conservation area. These designations were created and designed to address the needs of changing older communities such as the Woodlawn/Liberty community. This plan area is comprised of two communities, the Woodlawn community and the East Liberty Road community. The Woodlawn community consists of the commercial core (Woodlawn Village) with its surrounding residential development. The Liberty community is a commercial corridor (commercial nodes) with its supporting residential areas.

Like many older urban communities, the Woodlawn/Liberty Plan area has experienced rapid change over the past decade, and has seen changes in both its physical and social environments. Such factors influencing this change of environment are the conversion of large portions of land to development, greater density of residential development in recent years, and changing demographics from a predominately White-American to predominately African-American community. It appears that the most pressing issues for this community are those stemming from changes in the social environment.

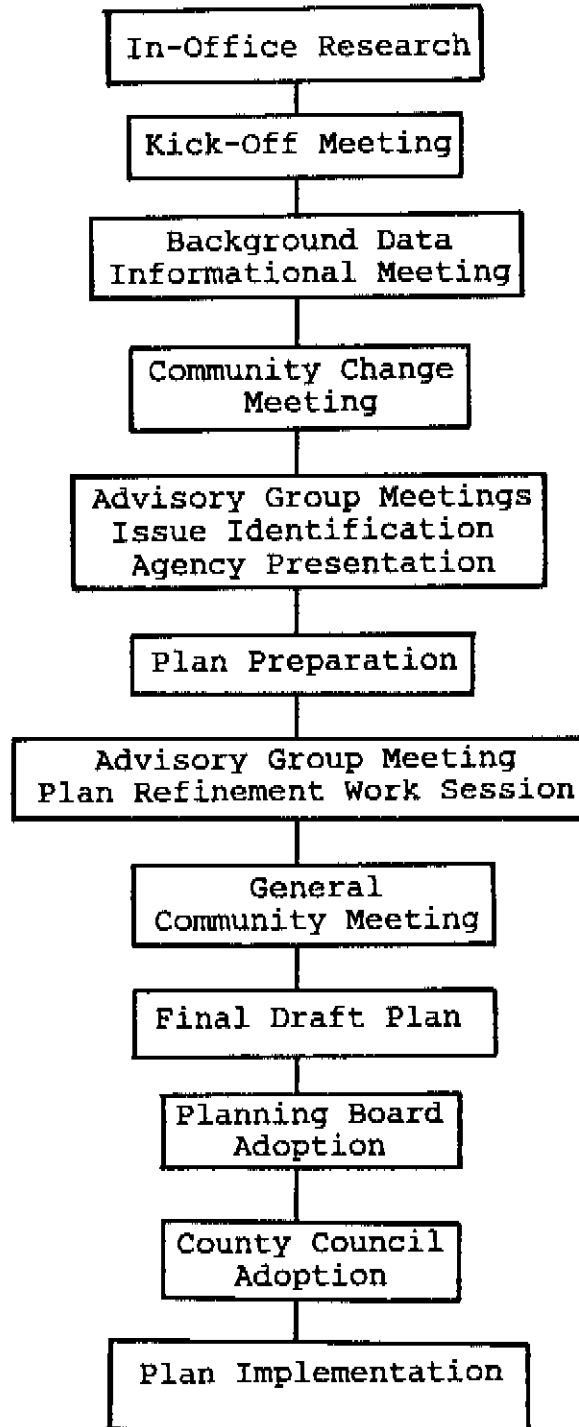
The issues identified in this plan were compiled from concerns voiced by community members at County Review Group [CRG] hearing, Community Wellness Audits, Master Plan meetings, etc. over several months. The Planning Office was careful not to create issues for the community but to work with the community in identifying issues that were of concern to them.

Process

To address these concerns, the Planning Office embarked on a planning process where community participation was the major component. An advisory group was established with representatives from the different neighborhoods. Representatives were responsible for guiding the identification of issues and actions for this plan.

The plan advisory group met the first and third Tuesday of each month from January 1990 to July 1990 at the Woodlawn Activity Center. At the onset of the process, a presentation was given to county and community representatives by academicians and professionals who deal with issues of changing neighborhoods.

COMMUNITY PLANNING PROCESS



Following this, a series of presentations was given to the community advisory group by various county agencies, chosen for their department's involvement in or impact on the Woodlawn/Liberty communities. The major focus of this process was to create an atmosphere where residents in the community could interact with the government agencies responsible for providing services to the neighborhoods. The advisory group, having developed and prioritized a list of issues, divided into four sub-committees. Each sub-committee developed its own working paper (education, crime and drugs, community image and land use), which have been incorporated into the plan.

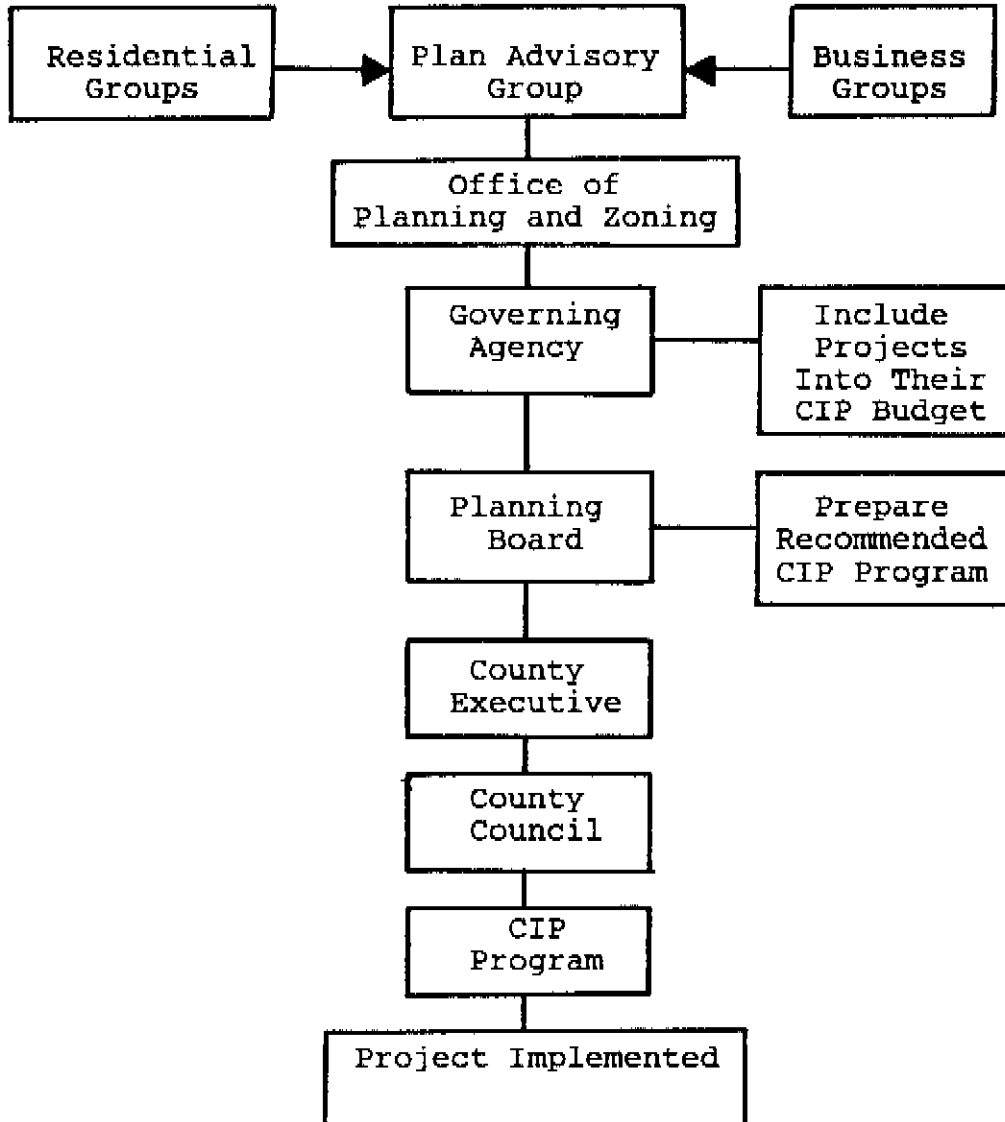
It should be stressed that this planning process has been a unique experience both for the county representatives and the community, since the foundation of the plan was built on the belief that the end product would be a plan of and for the community. The plan delved into issue areas that were new to traditional planning efforts in Baltimore County, such as human service needs, educational issues, integration and stabilization of communities, to name a few.

In the past, most planning processes that the Planning Office initiated were based upon the principle of creating a document that would be used by the community and county as an urban design or zoning tool. The Woodlawn/Liberty Community Plan is based on the concept of improving both the physical and social environment of the community.

The advisory group, which represented the community at large during this planning process, was given the opportunity to submit and react to strategies addressing the needs of their own community. The enthusiasm and creativity of this group enhanced the plan's final actions and recommendations, which are designed to reflect realistic answers to the Woodlawn/Liberty communities' critical issues for its future.

The plan's goal is to set forth potential actions that address the needs of the community. These actions and their implementation may be short term or long term in nature. The plan is designed to be implemented over time, and should be broad-based and flexible so that changing issues in the community can be reflected in the actions of the plan.

PLAN IMPLEMENTATION PROCESS



Implementation

One of the most important elements of the plan is the designation of those individual and agencies responsible for its implementation. While it is the county's desire to see the plan implemented in the future, it is also the county's desire to set forth a realistic set of responsibilities for implementation for the county, the community, and other involved parties.

With ever-shrinking fiscal resources and a rapidly increasing set of demands and priorities for the county, it is necessary to assess the extent to which other parties contribute to the successful implementation of the plan, and work as a team to this end.

Obviously, certain actions should be the sole responsibility of the county for implementation. However, there may be new ways of looking at a community's role, and incorporating various actions from the plan into the existing framework of community organizations and their activities. Rather than the traditional view of government "doing" for the citizens, this approach allows the community to "do" what it sees as important, with government's support and backing.

Private sector members who have a vested interest in the community should take some responsibility for plan implementation. Examples of key players are businesses represented in the community, and developers interested in projects in the community. A partnership should be created between business leaders and the county to implement certain relevant actions of the plan, and share the costs associated with those actions.

In each case, what is to be stressed is a new and creative approach to plan implementation that involves all those who benefit from this plan, and places the responsibility for fiscal resources, manpower, and time allocation on the appropriate party.

WOODLAWN/LIBERTY COMMUNITY PLAN GOALS

The following goals for this plan were developed by the community:

To improve the quality of life of all residents living within the boundaries of the Woodlawn/Liberty Community Plan;

To improve the image of the Woodlawn/Liberty community;

To improve the quality of education in the Woodlawn/Liberty community public schools;

To provide a stable community for all residents in the Woodlawn/Liberty communities;

To promote the Woodlawn/Liberty community as a good place to live and raise a family;

To develop a process to improve the delivery of services for all residents in the Woodlawn/Liberty Road Community Plan area;

To develop strategies to enhance the commercial viability of Woodlawn Village and the Liberty Road corridor;

To work with the commercial community to improve the image of commercial properties in the Woodlawn/Liberty Plan boundary;

To promote the Woodlawn/Liberty Community as an integrated community; and

To identify, enhance and protect the natural environment of the Woodlawn/Liberty community.

Plan Area

The Woodlawn/Liberty Community Plan area includes ten census tracts (4011.02, 4012.00, 4023.04, 4023.05, 4024.03, 4024.04, 4024.05, 4031.00, 4032.01, 4032.02) bounded by Milford Mill Road and the metro line on the north; I-70 to the south; Baltimore City line to the east; and Baltimore County Beltway (I-695) on the west. The plan area has an estimated 1990 population of 26,320 persons and covers a land area of approximately 4,387 acres (6.9 square miles).

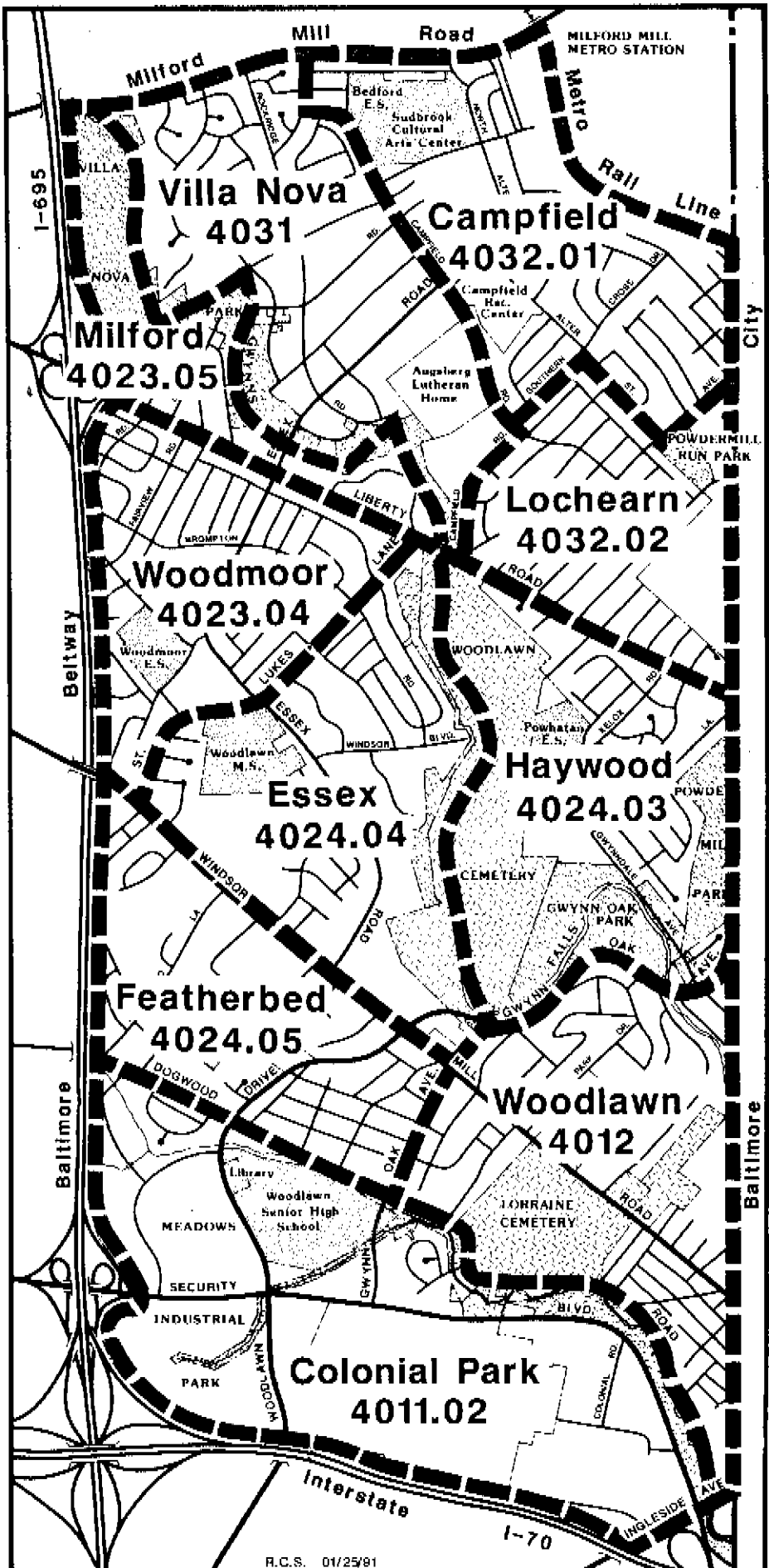
WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 2

PLAN AREA

Legend:

Census Tract Boundary



R.C.S. 01/25/91

BACKGROUND DATA

Demographic Trends

Introduction

Selected socio-economic data were compiled and analyzed for the Woodlawn/Liberty Community Plan. The data, which were compiled from the 1970 U.S. Census, the 1980 U.S. Census, and 1990 projections from the Baltimore Regional Council of Governments and the Office of Planning and Zoning.

A discussion of population, housing and economic characteristics of the Woodlawn/Liberty Plan area follows.

Population

Population Change

As indicated in Table 1, the population of Baltimore County was projected to increase by 31,385 persons or a 4.8% change during the 10-year period from 1980 to 1990. During that same 10-year period the population in the study area was projected to decrease by 1,460 person or a -5.3% change.

An examination of the individual census tracts in the plan area reveals that the majority of the area is projected to experience a loss in population. That population loss will range from a -4% (Colonial Park) change to a -14% (Lochearn) change in population during the 10-year period from 1980 - 1990. Census tracts 4024.04 and 4023.04 (Essex and Woodmoor) are the only tracts that are projected to experience an increase of population (11% and 6%, respectively).

Most of the population lost in the study area may be attributed to the decreasing household size within the plan area. This trend is also reflected in other older urban areas in the county. If this trend continues, the county will be faced with a number of critical issues in the future, such as the delivery of services, low school enrollments and higher vacancy rates or smaller household sizes.

TABLE 1
POPULATION GROWTH, 1970-1990

COUNTY					
TOTALS	620408	655615	687000	66591	10.7%
CENSUS TRACTS	1970 TOTAL POPULATION	1980 TOTAL POPULATION	1990 TOTAL POPULATION	ABSOLUTE DIFFERENCE IN POP (1970-1990)	PERCENT DIFFERENCE IN POP (1970-1990)
1 4011.02	1477	925	890	-587	-39.7%
2 4012.00	3422	2989	2810	-612	-17.9%
3 4023.04	3802	4222	4010	208	5.5%
4 4023.05	1928	1937	1780	-148	-7.7%
5 4024.03	2658	2395	2210	-448	-16.9%
6 4024.04	4176	4405	4630	454	10.9%
7 4024.05	2854	2975	2850	-4	-0.1%
8 4031.00	3293	2414	2230	-1063	-32.3%
9 4032.01	3539	3113	2830	-709	-20.0%
10 4032.02	2789	2404	2080	-709	-25.4%
TOTALS	29938	27780	26320	-3618	-12.1%

SOURCE: U. S. CENSUS AND REGIONAL PLANNING COUNCIL

Population Change - 1985-1990

The short-term projection as depicted in Table 2 reveals that between 1985 and 1990, the population in the plan area will decrease from 26,640 persons to 26,320 persons. This decrease reflects a loss of 320 persons or a -1.2% change during the 5-year period from 1985 to 1990.

TABLE 2
POPULATION GROWTH, 1985-1990

COUNTY TOTALS >		670700	687000	16300	2.4%
CENSUS TRACTS	1985 POPULATION	1990 POPULATION	ABSOLUTE DIFFERENCE IN POP (1985-1990)	PERCENT DIFFERENCE IN POP (1985-1990)	
1 4011.02	910	890	-20	-2.2%	
2 4012.00	2910	2810	-100	-3.4%	
3 4023.04	4020	4010	-10	-0.2%	
4 4023.06	1840	1780	-60	-3.3%	
5 4024.03	2280	2210	-70	-3.1%	
6 4024.04	4320	4630	310	7.2%	
7 4024.05	2910	2850	-60	-2.1%	
8 4031.00	2310	2230	-80	-3.5%	
9 4032.01	2960	2830	-130	-4.4%	
10 4032.02	2180	2080	-100	-4.6%	
TOTALS	26640	26320	-320	-1.2%	

SOURCE: REGIONAL PLANNING COUNCIL

Population Density

Population density refers to the number of people occupying a given unit of land area (usually an acre or a square mile). Ordinarily, population density is expressed in one of two ways: 1) residential density (persons per unit area of residential land); 2) gross density (persons per unit area of land). An examination of Table 3 reveals that the gross population density in the study area has been declining since 1970 while the population density in the county has been increasing.

During the period from 1970 to 1990 the population density of the study area decreased from 6.6 persons per acre to 5.8 person per acre, while population density of the county will increase from 1.6 person per acre to 1.8 person per acre.

Census tract 4024.04 (Essex) is the only tract within the study area that will experience an increase in gross population density.

TABLE 3
POPULATION DENSITY, 1970-1990

COUNTY TOTALS >		383987.6	1.6	1.7	1.8
Census Tracts	LAND AREA (ACRES)	1970 POPULATION DENSITY	1980 POPULATION DENSITY	1990 POPULATION DENSITY	
1 4011.02	863.7	1.7	1.1	1.0	
2 4012.00	475.6	7.2	6.3	5.9	
3 4023.04	365.0	10.4	11.6	11.0	
4 4023.05	419.7	4.6	4.6	4.2	
5 4024.03	450.3	5.9	5.3	4.9	
6 4024.04	472.8	8.8	9.3	9.8	
7 4024.05	336.5	8.5	8.8	8.5	
8 4031.00	470.2	7.0	5.1	4.7	
9 4032.01	420.3	8.4	7.4	6.7	
10 4032.02	293.9	9.5	8.2	7.1	
TOTALS	4568.0	6.6	6.1	5.8	

SOURCE: U.S. CENSUS, REGIONAL PLANNING COUNCIL AND OFFICE OF PLANNING AND ZONING

WOODLAWN/LIBERTY COMMUNITY PLAN

Population by Race

In 1980, 53,955 persons, or 8% of the population in Baltimore County, were of African ancestry. Within the plan area, 13,297 persons, or 48% of the population were African-Americans and 51% were White-Americans. Table 4 reveals that the African-American population in the plan area range from 8% in Villa Nova to 76% in Woodmoor and Essex.

During the ten-year period between 1970 and 1980, the African-American population in the study area increased by 10,944 persons or 465%. The African-American population in all of the neighborhoods more than doubled during that period, with the Woodlawn community leading the way with a 907% increase.

TABLE 4
POPULATION BY RACE, 1980

COUNTY	1980	1980	PERCENT	1980	PERCENT
TOTALS >	655615	590283	90.0%	53955	8.2%
CENSUS	1980	1980	PERCENT	1980	PERCENT
TRACTS	TOTAL	WHITE	WHITE	AFRICAN	AFRICAN
	POPULATION	POPULATION	POPULATION	POPULATION	POPULATION
1 4011.02	926	773	83.5%	144	15.6%
2 4012.00	2989	2683	89.1%	302	10.1%
3 4023.04	4222	949	22.5%	3244	78.8%
4 4023.05	1837	1278	68.0%	635	32.8%
5 4024.03	2395	757	31.6%	1610	67.2%
6 4024.04	4405	1000	22.7%	3364	78.4%
7 4024.05	2975	1851	62.2%	1090	36.8%
8 4031.00	2414	2198	91.0%	196	8.1%
9 4032.01	3113	1527	49.1%	1552	49.9%
10 4032.02	2404	1224	50.9%	1160	48.3%
TOTALS	27780	14218	51.2%	13297	47.9%

SOURCE: U.S. CENSUS

WOODLAWN/LIBERTY COMMUNITY PLAN

Drastic changes in the racial makeup of the plan area has caused the community residents to be concerned about their future. There is the belief that as the community becomes predominantly African-American county services to the community will decrease and the community will be the recipient of unwanted facilities. Both the county and the community must work together in order to prevent this perception from becoming a reality.

TABLE 4A
POPULATION BY RACE, 1970-1980

COUNTY TOTALS >	599027	590283	-1.5%	19555	53955	175.9%
CENSUS TRACTS	1970 WHITE POPULATION	1980 WHITE POPULATION	PERCENT DIFFERENCE WHITE POPULATION	1970 AFRICAN AMERICAN POPULATION	1980 AFRICAN AMERICAN POPULATION	PERCENT DIFFERENCE AFRICAN AMERICAN POPULATION
1 4011.02	1399	773	-44.7%	64	144	125.0%
2 4012.00	3376	2663	-21.1%	30	302	906.7%
3 4023.04	3057	949	-69.0%	720	3244	350.6%
4 4023.05	1854	1278	-31.1%	67	635	847.8%
5 4024.03	2223	757	-65.9%	416	1610	287.0%
6 4024.04	2219	1000	-54.9%	483	3364	596.5%
7 4024.05	4408	1851	-58.0%	155	1090	603.2%
8 4031.00	3251	2196	-32.5%	23	196	752.2%
9 4032.01	3481	1527	-56.1%	169	1552	818.3%
10 4032.02	2556	1224	-52.1%	226	1160	413.3%
TOTALS	27823	14218	-48.9%	2353	13297	465.1%

SOURCE: U.S. CENSUS

WOODLAWN/LIBERTY COMMUNITY PLAN

Population by Age

As presented in Table 5, the 1990 projected population by age groupings reveals that 6% of the population in Baltimore County will be between the ages of 0-5 and 15% of the population will be 65 and older. Within the plan area, 6% of the population will be between the ages of 0-5, while only 12% of the population will be 65 years of age or older. However, both Woodlawn (19%) and Villa Nova (21%) have a greater percentage of persons 65 and over.

The population age groups of 0-5 and 65 years of age or older are segments of the population that are in need of special services. For the younger group, there will be a need for child care services, while for the older group there will be a need for a combination of health care services and senior services.

TABLE 5
POPULATION BY AGE, 1990

COUNTY	ESTIMATED POPULATION (TOTAL)	PROJECTED POPULATION (0-5)	PROJECTED POPULATION (0-5 %)	PROJECTED POPULATION (5-19)	PROJECTED POPULATION (5-19 %)	PROJECTED POPULATION (65 & OVER)	PROJECTED POPULATION (65 & OVER %)
TOTALS >	687000	39980	5.8%	113334	16.5%	103187	15.0%
4011.02	890	52	5.8%	100	11.2%	83	9.3%
4012.00	2810	174	6.2%	428	15.2%	535	19.0%
4023.04	4010	242	6.0%	829	20.7%	319	8.0%
4023.05	1780	88	4.9%	262	14.7%	287	16.1%
4024.03	2210	161	7.3%	485	21.9%	177	8.0%
4024.04	4830	308	6.7%	861	18.8%	237	5.1%
4024.06	2850	212	7.4%	433	15.2%	391	13.7%
4031.00	2230	113	5.1%	300	13.5%	468	21.0%
4032.01	2830	209	7.4%	523	18.5%	257	9.1%
4032.02	2080	132	6.3%	411	19.8%	289	13.9%
TOTALS	28320	1681	6.4%	4632	17.6%	3043	11.8%

SOURCE: REGIONAL COUNCIL OF GOVERNMENTS

Poverty Status

According to the 1980 census, 5% of the county's population was considered to be below the poverty level, while only 4% of the persons within the plan area were considered to be below the 1980 poverty level. Featherbed, Woodmoor and Essex experience the highest percentage of individuals below poverty level while Haywood Heights experiences the lowest.

The Liberty Family Resource Center should target programs in those areas where there is a high percentage of persons below the poverty level, to service their needs.

COUNTY			
TOTALS >	855615	33881	5.2%
CENSUS TRACTS	1980 TOTAL POPULATION	1980 PEOPLE BELOW POVERTY	PERCENT BELOW POVERTY
1 4011.02	926	25	2.7%
2 4012.00	2989	85	2.8%
3 4023.04	4222	211	5.0%
4 4023.05	1937	53	2.7%
5 4024.03	2395	17	0.7%
6 4024.04	4405	219	5.0%
7 4024.05	2975	201	6.8%
8 4031.00	2414	39	1.6%
9 4032.01	3113	54	1.7%
10 4032.02	2404	72	3.0%
TOTALS	27780	976	3.5%

SOURCE: U.S. CENSUS

WOODLAWN/LIBERTY COMMUNITY PLAN

Labor Force

In 1987, the Baltimore County civilian labor force was 377,351 persons with an unemployment rate of 4%. The plan area had a civilian labor force of 17,726 persons with an unemployment rate of 3.8%. Table 7 reveals that the unemployment rate in the plan area ranged from .6% to 5.3% (Colonial Heights and Woodlawn Village, respectively). Several areas had rates above the county rate of 4% (Woodmoor, Essex and Featherbed).

TABLE 7				
LABOR FORCE, 1987				
COUNTY TOTALS >	377351	362384	14967	4.0%
CENSUS TRACTS	1987 CIVILIAN LABOR FORCE	1987 NUMBER EMPLOYED	1987 NUMBER UNEMPLOYED	1987 UNEMPLOYMENT RATE
1 4011.02	713	709	4	0.6%
2 4012.00	1700	1610	90	5.3%
3 4023.04	2538	2419	119	4.7%
4 4023.05	1350	1300	50	3.7%
5 4024.03	1488	1445	43	2.9%
6 4024.04	2854	2725	129	4.5%
7 4024.05	1829	1739	90	4.9%
8 4031.00	1379	1359	20	1.5%
9 4032.01	1943	1867	76	3.9%
10 4032.02	1932	1887	45	2.3%
TOTALS	17726	17060	666	3.8%

SOURCE: EMPLOYMENT SECURITY ADMINISTRATION

Housing

Housing Unit Growth

Between 1970 and 1980 the housing stock in Baltimore County increased by 54,187 units or a 29% increase. Within the plan area, the housing stock increased by 649 units, or a 7%, during the same time period. Woodmoor (4012.00) and Essex (4024.04) experienced the greatest growth in housing units (310 and 230 units, respectively). Table 8 reveals that several census tracts within the plan area experienced a loss in housing units. Colonial Park (4011.02) experienced the greatest loss in housing units during 1970-1980 time period (-150 units).

TABLE 8				
HOUSING UNITS GROWTH, 1970-1980				
COUNTY TOTALS	189807	243994	54187	28.5%
CENSUS TRACTS	1970 HOUSING UNITS	1980 HOUSING UNITS	ABSOLUTE DIFFERENCE IN UNITS (1980-1970)	PERCENT DIFFERENCE IN UNITS (1980-1970)
1 4011.02	582	432	-150	-25.8%
2 4012.00	1111	1152	41	3.7%
3 4023.04	1072	1382	310	28.9%
4 4023.05	649	855	206	31.7%
5 4024.03	798	742	-56	-7.0%
6 4024.04	1705	1935	230	13.5%
7 4024.05	1067	1213	146	13.7%
8 4031.00	909	840	-69	-7.6%
9 4032.01	1031	1027	-4	-0.4%
10 4032.02	821	816	-5	-0.6%
TOTALS	9745	10394	649	6.7%

SOURCE: U.S. CENSUS

WOODLAWN/LIBERTY COMMUNITY PLAN

Owner/Renter Occupied Units

In 1980, 63% of the housing units in Baltimore County were owner-occupied. Table 9 shows that within the Woodlawn/Liberty Community Plan area, 67% of the units were owner-occupied, while 33% of the units were renter occupied. Villa Nova (4031) had the highest percentage of owner-occupied housing units (96%) while Essex (4024.04) had the highest percentage of renter-occupied housing units (67.5%).

TABLE 9					
OWNER AND RENTER OCCUPIED UNITS, 1980					
COUNTY					
TOTALS	243994	154795	63.4%	89199	36.6%
CENSUS TRACTS	1980 HOUSING UNITS	1980 OWNER HOUSING UNITS	PERCENT OWNER	1980 RENTER HOUSING UNITS	PERCENT RENTER
1 4011.02	432	142	32.9%	290	67.1%
2 4012.00	1152	917	79.6%	235	20.4%
3 4023.04	1382	1062	76.8%	320	23.2%
4 4023.05	855	380	44.4%	475	55.6%
5 4024.03	742	681	91.8%	61	8.2%
6 4024.04	1935	629	32.5%	1306	67.5%
7 4024.05	1213	657	54.2%	556	45.8%
8 4031.00	840	807	96.1%	33	3.9%
9 4032.01	1027	981	93.8%	66	6.4%
10 4032.02	818	780	93.1%	68	8.3%
TOTALS	10394	6996	67.3%	3398	32.7%

SOURCE: U.S. CENSUS

Household Growth

According to the Baltimore Regional Council of Governments projections, the total households in Baltimore County will have increased by 17,700 or 7% in 1990. Table 10 shows that within the plan area most of the neighborhoods will experience an increase in households, while Campfield (4032.01) and Lochearn (4032.02) will not see an increase in households. Essex (4024.04) is projected to experience the greatest increase in households (230) during the five year period from 1985-1990.

TABLE 10				
HOUSEHOLD GROWTH, 1985-1990				
COUNTY				
TOTALS >	251100	268800	17700	7.0%
CENSUS TRACTS	1985 HOUSEHOLDS	1990 HOUSEHOLDS	ABSOLUTE DIFFERENCE IN H.H. (1985-1990)	PERCENT DIFFERENCE IN H.H. (1985-1990)
1 4011.02	440	450	10	2.3%
2 4012.00	1150	1160	10	0.9%
3 4023.04	1370	1430	60	4.4%
4 4023.05	810	820	10	1.2%
5 4024.03	730	740	10	1.4%
6 4024.04	1880	2110	230	12.2%
7 4024.05	1220	1250	30	2.5%
8 4031.00	820	830	10	1.2%
9 4032.01	1020	1020	0	0.0%
10 4032.02	810	810	0	0.0%
TOTALS	10250	10820	370	3.6%

SOURCE: REGIONAL PLANNING COUNCIL

WOODLAWN/LIBERTY COMMUNITY PLAN

Median Household Income

In 1980, the median household income for the plan area ranged from a low \$17,000 (Featherbed) to a high of \$30,000 (Villa Nova). At the same time, the median household income for the county was \$22,000.

TABLE 11		
MEDIAN HOUSEHOLD INCOME, 1980 AND 1990		
COUNTY TOTALS >	\$21,640	\$22,800
CENSUS TRACTS	1980 MEDIAN HOUSEHOLD INCOME	1990 MEDIAN HOUSEHOLD INCOME
1 4011.02	\$22,500	\$23,973
2 4012.00	\$18,789	\$20,341
3 4023.04	\$26,578	\$27,913
4 4023.05	\$19,948	\$26,922
5 4024.03	\$26,218	\$28,839
6 4024.04	\$18,493	\$19,258
7 4024.05	\$17,701	\$19,258
8 4031.00	\$29,846	\$25,455
9 4032.01	\$26,425	\$27,586
10 4032.02	\$26,032	\$27,777
TOTALS	\$23,233	\$24,432

SOURCE: U.S. CENSUS AND REGIONAL PLANNING COUNCIL

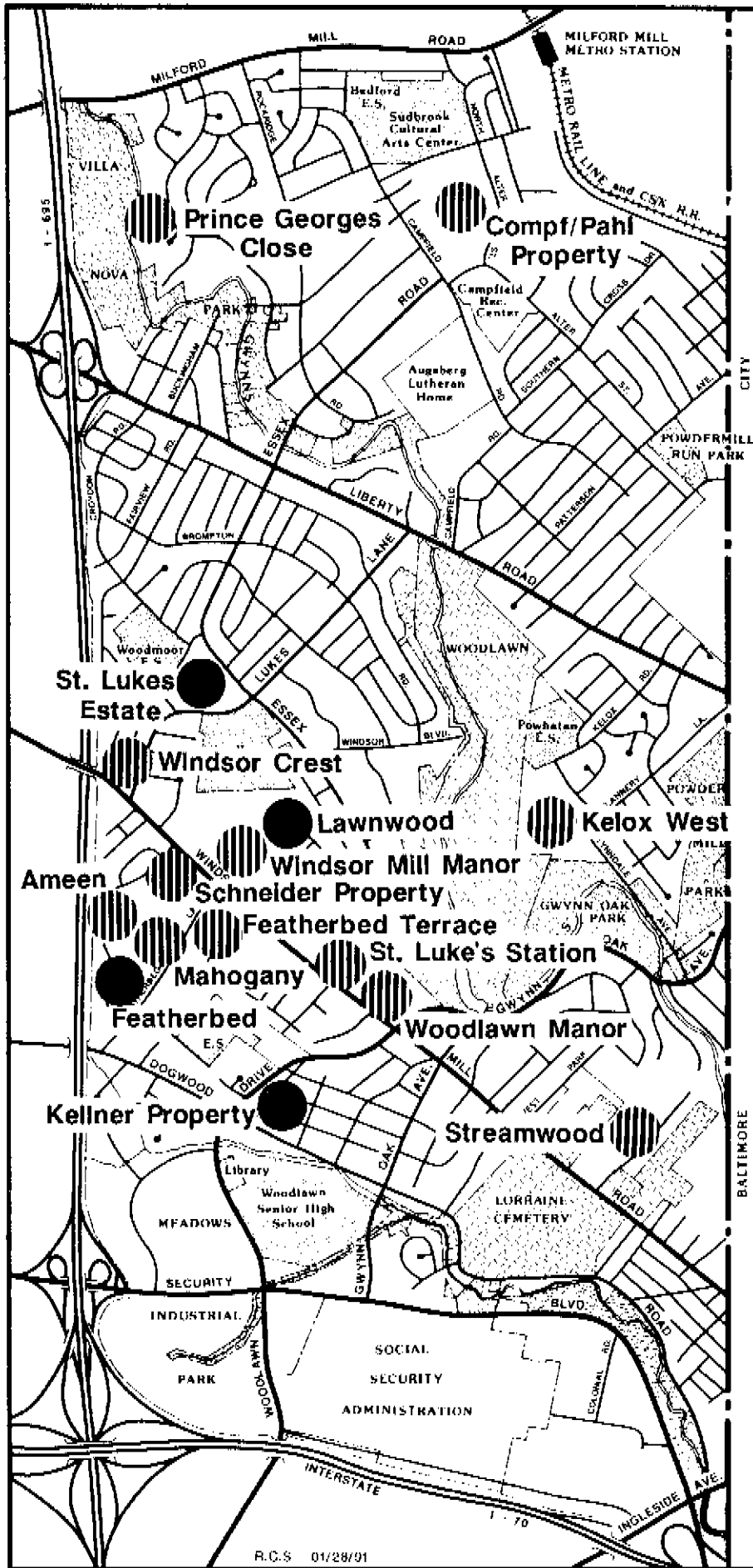
Housing Units (Building Permits) - Residential Absorption Rates

During the 8-year period from 1981 to 1988, there were a total of 236 completed permits issued in the plan area as indicated on Table 12. Essex (4024.04) had the greatest absorption of housing units (142) in the area. The average annual number of permits completed during that period was 30. Also, the number of permits completed in the last three years have been substantially higher than those completed in the early 1980s.

Over the next several years, the Woodlawn/Liberty community will experience an additional four hundred-eleven (411) housing units, if all the CRGs (sub-division plans) that are approved are built.

CENUS TRACTS	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
1 4011.02	0	0	1	2	1	6	0	0	10
2 4012.00	2	2	4	2	5	0	2	1	18
3 4023.04	0	0	0	0	2	0	11	1	14
4 4023.05	1	1	0	0	0	0	0	1	3
5 4024.03	0	1	0	0	0	1	0	0	2
6 4024.04	1	18	0	6	0	18	62	39	142
7 4024.05	1	2	0	2	2	1	12	22	42
8 4031.00	0	1	0	0	0	0	1	0	2
9 4032.01	0	1	1	0	0	0	0	0	2
10 4032.02	1	0	0	0	0	0	0	0	1
TOTALS	6	24	6	12	10	26	88	64	236

SOURCE: OFFICE OF PLANNING AND ZONING



WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 3
**DEVELOPMENT
PROJECTS**

Legend:



Plan on File



**Completed
Project**



School Enrollment

As indicated in Table 13, there are 7,218 students enrolled in the eight (8) elementary schools, two (2) middle school and the two (2) high schools serving the students in the plan area. Of the 7,218 students enrolled in the public schools, 67% of them are African-American, while only 18% of the school population of Baltimore County is African-American. Thirty percent of the school system's African-American population resides within the study area.

TABLE 13
SCHOOL ENROLLMENT, 1990

SCHOOL	TOTAL ENROLLMENT	CAPACITY	CAPACITY	AFRICAN	PERCENT
			MINUS ENROLLMENT	AMERICAN ENROLLMENT	AFRICAN AMERICAN
1 BEDFORD ELEM	320	358	38	181	58.6%
2 FEATHERBED LANE ELEM	480	478	18	389	84.8%
3 POWHATAN ELEM	315	392	77	274	87.0%
4 WOODMOOR ELEM	477	478	1	470	98.5%
5 MILBROOK ELEM	429	416	-13	148	34.0%
6 WELLWOOD ELEM	378	508	130	115	30.4%
7 JOHNNYCAKE ELEM	480	478	-2	255	53.1%
8 EDMONDSON HGTS ELEM	521	702	181	125	24.0%
9 WOODLAWN MIDDLE	787	1189	402	730	92.8%
10 JOHNNYCAKE MIDDLE	865	1144	279	467	54.0%
11 MILFORD MILL HIGH	708	1505	797	606	85.8%
12 WOODLAWN HIGH	1478	2050	572	1066	72.1%
TOTALS	7218	9698	2480	4824	66.8%

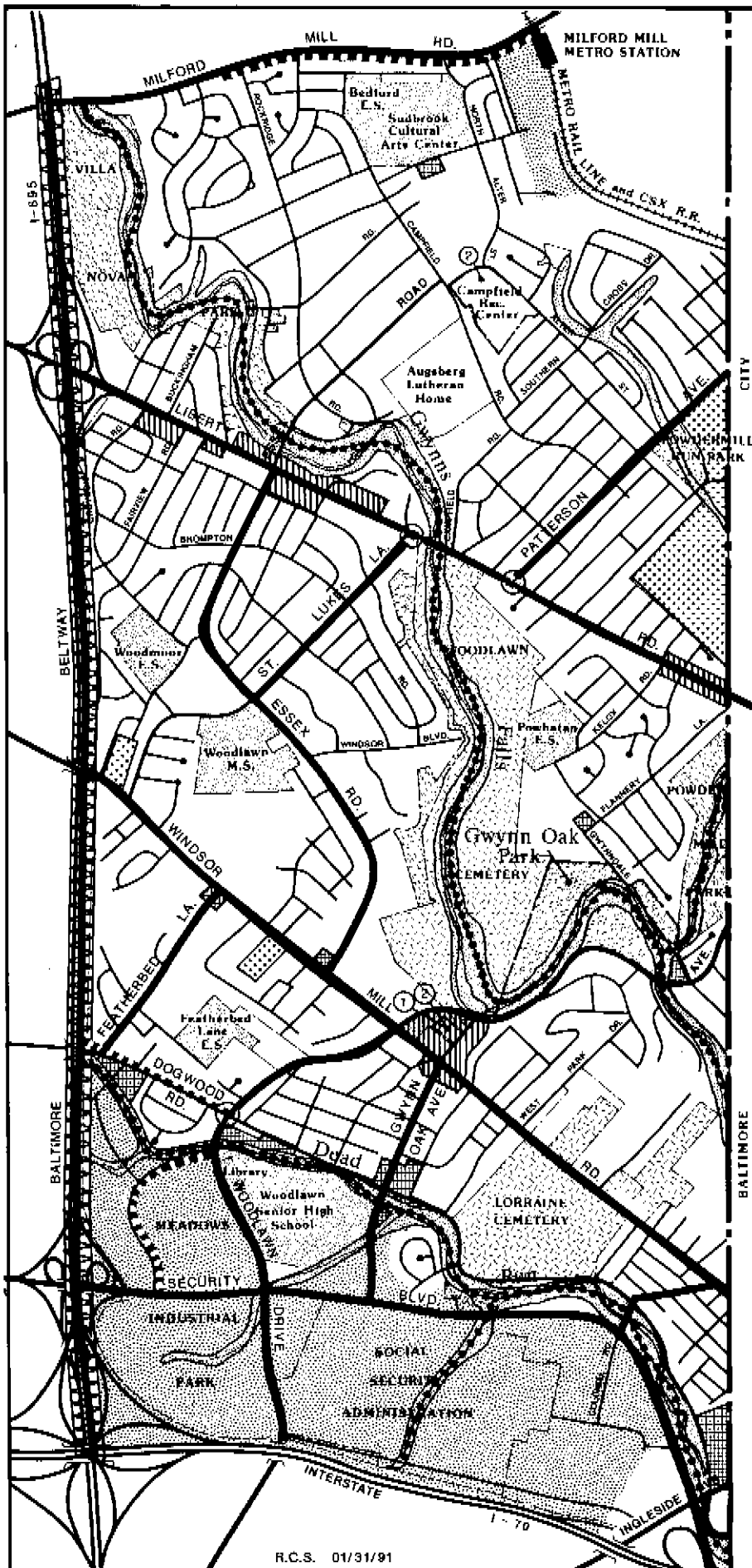
SOURCE: DEPARTMENT OF EDUCATION 9/28/90

Actions

1. **Census Data Update.** The Office of Planning and Zoning will update the community data for this plan once the 1990 census is available.
2. **Plan Advisory Group.** The planning advisory group for the Woodlawn/Liberty Community Plan should be established as a permanent group with representatives from the business and residential community, Baltimore County, and major organizations in the area.

REVISE AS PER AMEND. #8

This group should be a sub-committee of the Liberty Road Community Council (LRCC). This sub-committee should be known as the Community Action Committee with major responsibilities of insuring continued community participation in the actions set forth through the plan, and monitoring the community's needs in the future.

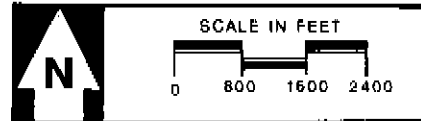


WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 4 COMMUNITY CONSERVATION

Legend:

- OPEN SPACE**
- Flood impact area.
- Establish stream valley trail system:
 - Identify linkage to system.
 - Plant trees.
 - Monitor water quality.
- Promote use of Gwynn Oak Park.
- Urban tree planting program.
- Prepare surface drainage study to reduce flooding.
- HIGHWAY/TRAFFIC**
- Traffic impact area.
- Reduce highway noise.
- Road improvement project.
- High Impact non-residential traffic area.
- Provide shared access for all new and redeveloped projects.
- COMMERCIAL**
- Commercial revitalization area.
- Sign variances should be denied.
- Commercial impact area.
- RESIDENTIAL**
- Vacant land.
- Apply livability code to all residential units.
- Maintain vacant properties.
- Deny commercial zoning in residential areas.
- Infill development must be compatible with existing community.
- Require public hearings for single family conversions.
- Protect properties of historical significance.
- Preserve existing tree cover.
- SCHOOL/RECREATION**
- Reuse Woodlawn Elementary School.
- Make physical improvements to Woodlawn and Campfield Recreational Centers.
- NOTE:**
- Star indicates policy or program applies to the entire Woodlawn/Liberty Community Plan area.



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COMMUNITY CONSERVATION PLAN

Community Conservation

Community conservation deals with establishing policies and programs that will be used to protect, stabilize and enhance existing communities. When talking about community conservation most individuals concentrate on the physical environment of the community. However, in the case of Woodlawn/Liberty, there are major concerns about the social welfare of the community.

A comparison of 1970 and 1980 census data shows that there has been a drastic change in the racial composition of this community. The residents are concerned about whether this change has occurred as a natural progression of residential change or whether policies and actions (government and private sector) are promoting this change.

Community groups in the ^{W/L Community Plan} Liberty area have taken strong positions supporting the maintenance of the area as a successful interracial neighborhood. This position was taken in support of diverse interracial neighborhoods. It was not taken in opposition to predominately white or predominately minority neighborhoods. *

A diverse interracial neighborhood in the Baltimore area may be defined simply as a community in which both blacks, whites and other races move into the neighborhood in relatively similar proportions.

In the past, there have been active segregative policies and practices by both the government and private sector.

Redlining by the government in FHA and VA mortgages through the early 60s, blockbusting, and racially restrictive covenants in deeds were some of the most obvious discriminatory practices. There is the possibility that remnants of these policies exist today. Juliet Saltman, in her book, "A Fragile Movement - The Struggle for Neighborhood Stabilization", documents the problems of integrated communities. These included undesirable zoning changes, concentration of public housing developments and clustering of group homes in integrated neighborhoods.

WOODLAWN/LIBERTY COMMUNITY PLAN

Consequently, a major effort must be made to insure that the government and private sector policies are not segregative in nature. Essentially the integrated neighborhoods of Woodlawn/Liberty and other diverse interracial neighborhoods must be treated fairly. There cannot be a disproportionate number of undesirable programs concentrated in the communities. All programs that are perceived negatively by the community should be analyzed for their impact.

There are policies and resources that the county can control in order to achieve community conservation and stabilization. In providing for a stable community, all types of people will be attracted to live in the community.

Actions

1. **Community Plans.** The county should provide funds to Liberty Road Community Council (LRCC) to support the efforts of the Woodlawn/Liberty Community Plan.
2. **County Policies.** All county programs and policies will be evaluated to insure that they are sensitive to the special needs of the diverse interracial communities and shall at no time contribute to the demise of these communities. Special efforts shall be made to preserve the stability, health and general welfare of diverse interracial communities when government funding is used in whole or part.
3. **Race Relations.** As part of LRCC, there should be a Race Relations Board where issues of race and ethnicity can be discussed. The county should provide funds and training for this board. In addition to representatives from LRCC, there should be representatives from CHAI, LCDC, NAACP and any other similar type of organizations.
4. **Community Promotion.** LRCC should work with the Department of Community Development to promote their neighborhood as a place to live and raise a family.
5. **Cultural Programs.** As part of showcasing the ethnic variety of the community, the community should establish a cultural festive day. The community could also work with the school system to provide cultural programs as part of the school programs.

6. **Realtors.** LRCC should provide realtors who list houses in the area with a packet of information showcasing the positive aspects of the community.
7. **Neighborhood Residents.** Each resident in the community should take it upon themselves to get to know their neighbors.
8. **Livability Code.** The livability code governing the outside appearance for rental units should be applied to all residential units in the plan area.
9. **Vacant Properties.** There are several vacant properties within the study area, both residential and commercial. Their non-use is a problem for the community, and permitting them to continue leads to an increase in disinvestment in the area. The county must establish regulations that ensure vacant properties in community conservation areas are well-maintained and returned to active use as soon as possible. Such a program would include incentives for reuse to benefit the community and punitive measures for prolonged non-use of buildings. This initiative would require amendments to the county code. The county should develop programs to encourage and require reuse of vacant buildings.

ADD AMENDMENT #2

10. **Regulations.** Develop regulations for the Woodlawn/Liberty plan area, requiring that any new development of more than three dwelling units and any non-residential development be subject to a Special Development Review, taking into account:
 - a. negotiation of phasing within developments to correspond to a planned schedule of community service facilities and improvements in the area;
 - b. an analysis of the relationship of the proposed development to the surrounding community;
 - c. an analysis of marketing techniques to be used by the proposed developer;
 - d. an evaluation of additional demands projected to be placed upon utility and transportation facilities and community services in the area as against the present adequacy of these facilities and services;
 - e. an analysis of the impact of proposed development upon schools, libraries, post offices, police protection and recreational facilities in the area.

Developers of projects within the plan area should provide the above information to the planning office.

Image

During the planning process, the community identified "Image" as one of the central issues that needed to be addressed. There was a consensus that the Woodlawn/Liberty area has an undeservedly poor image, both within the community and to outsiders. The planning group agreed that this image contributed to problems within the community, and could eventually contribute to instability.

The Woodlawn/Liberty area has many positive attributes:

- ° Excellent road and transportation access.
- ° Excellent employment opportunities within or close to the community.
- ° Excellent commercial services.
- ° Affordable, quality housing.
- ° Diverse architecture and environmental qualities.
- ° Active and strong community groups.

Various concerns and perceptions have prevented these positive attributes from being appreciated. For example, the visual quality of the community's major thoroughfares is not as high as that in other parts of the community. Poor maintenance of these highly visible properties along the thoroughfares contributes to the poor image of the community. Another factor contributing to a poor image is the frequent identification of Woodlawn as the location of crimes, due to the location of the police station and the reporting methods of the police department.

There must be coordinated efforts to improve the Woodlawn/Liberty area's image. An improved image could result in attracting new residents and prosperous businesses, and instill current residents with pride to continue to maintain and support their community.

Actions:

1. Community Promotion Program. A community promotion program would highlight the positive aspects of the community and relay this information to potential homebuyers or new busi-

nesses. The program should be developed with the assistance of local realtors, the county government and possibly professional public relations assistance.

2. Community Activities. Selected community needs should be addressed through organized community efforts, especially those which will lead to immediate, visible success. These activities would increase community empowerment and self-image, as well as contributing to a positive community image. Possible activities could include clean-ups, beautification plantings or the acquisition and installation of play ground equipment.
3. Building Maintenance. Several properties on major roads through the community appear to be in disrepair. The community should ensure that property owners know of the community's concerns for the image of the area and encourage property maintenance. Funds for property improvement, where applicable, should be made available. Additionally, it must be ensured that no Baltimore County Code violations are allowed to contribute to this situation.

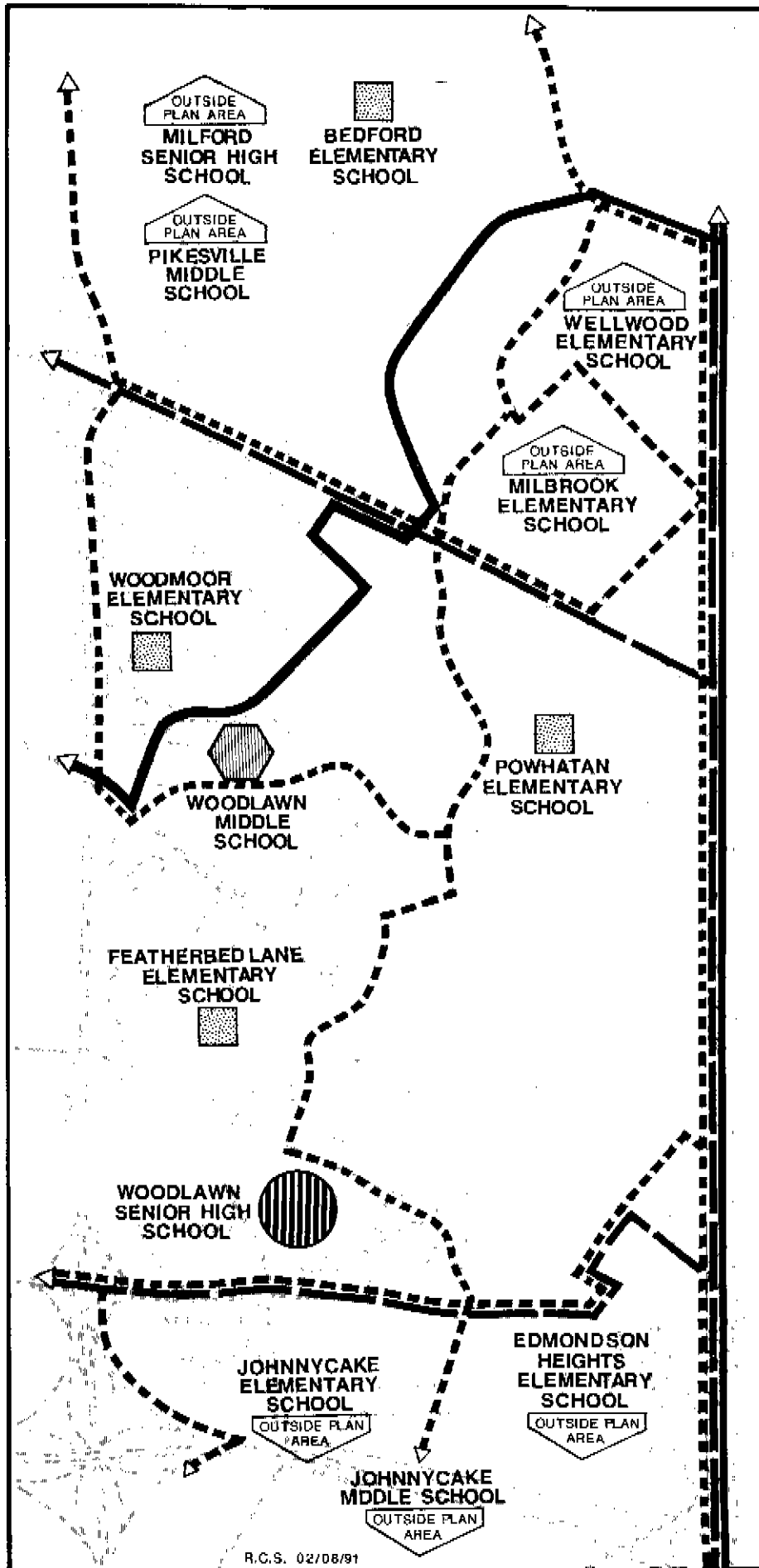
Education

In choosing priorities for the conservation of the Woodlawn/Liberty communities, a major issue to consider is the quality and consistency of public education. There exists a perception that the quality of schooling has decreased, and that the efficacy of instruction, curriculum, and general school discipline has lessened in recent years.

The education sub-committee of the Woodlawn/Liberty Community Advisory Group, in studying the issues surrounding education, state:

"...We feel that quality schools are absolutely vital to the health and well-being of any community. Of all the things that could be done to improve the quality of life in Woodlawn, [maintaining and enhancing] the quality of the public schools is perhaps the most important."

The subcommittee felt that the issues surrounding education were not only the responsibility of the Board of Education, but of county government and of the community. All three sources must dedicate




WOODLAWN/ LIBERTY COMMUNITY PLAN


Map 5
**SCHOOL
DISTRICTS**

Legend:


ELEMENTARY SCHOOL

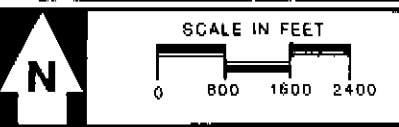

ELEMENTARY SCHOOL DISTRICT
BOUNDARY

MIDDLE SCHOOL


MIDDLE SCHOOL DISTRICT
BOUNDARY

SENIOR HIGH SCHOOL


SENIOR HIGH SCHOOL DISTRICT
BOUNDARY



R.C.S. 02/08/91

themselves to the continuance of quality educational services in the Woodlawn/Liberty area.

The following is a statement of the issues concerning education both from the sub-committee's and the Board of Education's perspective.

Statement of Goals

1. To increase the visibility and exposure of good schools in the area, highlighting high scholastic achievements, successful racial integration, and innovative programs.
2. To develop specialized programs within targeted schools in the community to address low achievement or poorly motivated students.
3. To dispel myths and negative perceptions concerning schools with a very high population of minority students, using schools in the general area as models.
4. To examine and address the high mobility rate of both teachers and students.
5. To attract and retain highly qualified teachers and administrators.
6. To establish curricula, programs, and services that address the unique needs and interests of minority students.
7. To establish programs that enhance the achievement potential of minority students.
8. To encourage community support for the area schools, and involve parents in relevant ways in the student's education.

The major concern expressed by the community and supported by the Board of Education was that there is a lack of confidence by the community about the quality of education; however, the Board of Education feels strongly that this is a perception and not based in any current real data. Whatever the source, it seems that the frequent teacher turnover, high percentage of minority student representation, and lack of parental involvement all add to this "image" of the study area schools. It is important to add that there are schools in the area that are successful and academically challenging, but have not been recognized as such. However, there is a perception that all schools "suffer" from a poor image.

An additional factor is that the middle-class parents of the area send their offspring to private schools, believing these perceptions of poor quality schooling in the area. This movement away from the local schools should be stemmed. An additional result of the flight away from area schools by the middle-class is the under capacity of some schools. This negatively affects the schools by causing cuts in school personnel and some services.

The result of this tendency of middle-class children away from the area schools is that the student body of these schools is becoming more homogeneous in its background (lower middle-class and economically disadvantaged students, often from single-parent households, may be poorly motivated). These changing needs of students dictate that the educational system must address these emerging needs, and yet maintain a consistently high level of academic achievement.

In certain schools, the racial composition has become such that there exists a very high percentage of minority students. This has been a non-issue in some area schools (e.g., Woodlawn High) that have maintained a high level of academic achievement, and a good reputation in the community at large. Other schools, however, have fallen victim to perceptions of a lowering of academic standards, or loss of prestige in the community. White and African/American parents are concerned that students in these schools are perceived by teachers, professionals, and possibly family members as only capable of achieving at a lower standard than their more racially-balanced counterparts. Additionally, the special needs of minority students are inconsistently addressed. Such needs as lessened sensitivity towards the feelings of minority students, lack of role models, lack of accurate and relevant history of African-American culture and beliefs, are examples.

These and many other negative perceptions can be heavily affected by the school administrator's acknowledgement of the issues surrounding his/her school. Both the community and the Board of Education felt that the school administrator was the pivot point to much of the success that a school and its students experience. It is a pride in achievement that the administrator instills in teachers and students that can start to ameliorate negative perceptions of or by the school. Additionally, the positive image projected by an administrator can heavily affect the feelings and perceptions that the teachers and instructors may hold concerning students. The administrator holds the power of change, be it positive or negative.

Various parties feel that a feasible alternative to the present system of schools in the area would be that of magnet schools. Not

only would they enhance the area schools, curriculum programs of this type would also allow students more specialization in areas of interest, and place these school sites on the cutting edge of the educational process in the county.

Actions

1. Magnet Schools. Baltimore County Board of Education should set up a cluster of magnet schools in the areas, centering on the following:
 - Math and Science
 - Foreign Language
 - Fine Arts
 - Open classroom
 - Multi-cultural emphasis
 - Environmental emphasis

2. Volunteer Programs. Develop volunteer programs for certain schools, designed to address the following:
 - Create recruitment system for positive role models (M/F) to provide special training and/or regular involvement.
 - Create special programs with and for volunteers, such as grandparent programs in K-4 grades with retired citizens, or Big Brother/Sister programs in grades 5-8 with senior high students (academic/athletic/social orientation).
 - Encourage joint partnerships between a school and local businesses. The school could benefit by funding, and being exposed to local community leaders.
 - Use volunteers in extra-curricular activities.
 - Establish a committee to study other school system's successes on community participation and involvement.

3. *ADD AMENDMENT #3* Family involvement. Improve family and parental involvement in the school, its programs, and activities.
 - *Amend. #14* Establish systems of frequent dialogue and progress updating between teachers, ~~and~~ parents/families, both on individual and group achievements and difficulties. *and 15*
 - Establish a coalition of parents/families, community members and business leaders to advocate for local schools.

** ADD AMEND #16*

WOODLAWN/LIBERTY COMMUNITY PLAN

- Encourage neighborhood and community involvement with local schools in such areas as school events, community events, recreation events, fund raising, etc.
 - Provide family intervention or parenting skills workshops in the school, through Family Resources Programs.
4. African-American Programs. Develop programs and services that are responsive to the unique needs of African/American students.
- Support and fund the Minority Achievement and Participation Plan.
 - Provide T.E.S.A. (Teacher Expectations/Student Achievement) training for all teachers in the study area within the next three years.
 - Establish as part of all schools' curriculum a section on African-American history.
5. Teacher Retention. Develop programs to enhance the retention of teachers in the schools in the area.
- Provide incentive programs to attract and retain good teachers.
 - Establish criteria for incentive programs for academic achievement. Rewards should be given to all teachers and students for achievement.
 - Require exit interviews for teachers who transfer or leave the area schools.
6. Achievement. Increase achievement levels for the area schools.
- Establish "search" programs to identify and foster gifted and talented minority students.
 - Establish specialized and/or individualized instructional programs for students experiencing difficulty.
 - Insure the maintenance of all needed support services (full or part-time provision) even in under enrolled schools.
7. Adequate Public Facilities. Support the inclusion of school capacity in the adequate facilities legislation.

8.

Community Services

The residents of the Woodlawn/Liberty Community Plan area enjoy the benefits of a wide range of public facilities and county services. Unfortunately, many of the residents are either unaware of these services or do not have ready access to them.

The community is served by six (6) elementary schools (Bedford, Milbrook, Featherbed Lane, Powhatan, Wellwood and Woodmoor); one middle school (Woodlawn); and two high schools (Milford Mill and Woodlawn). Area residents are also served by several private schools.

Numerous religious institutions provide both spiritual and civic leadership in the community. Several of them make their facilities available to the community on a regular basis.

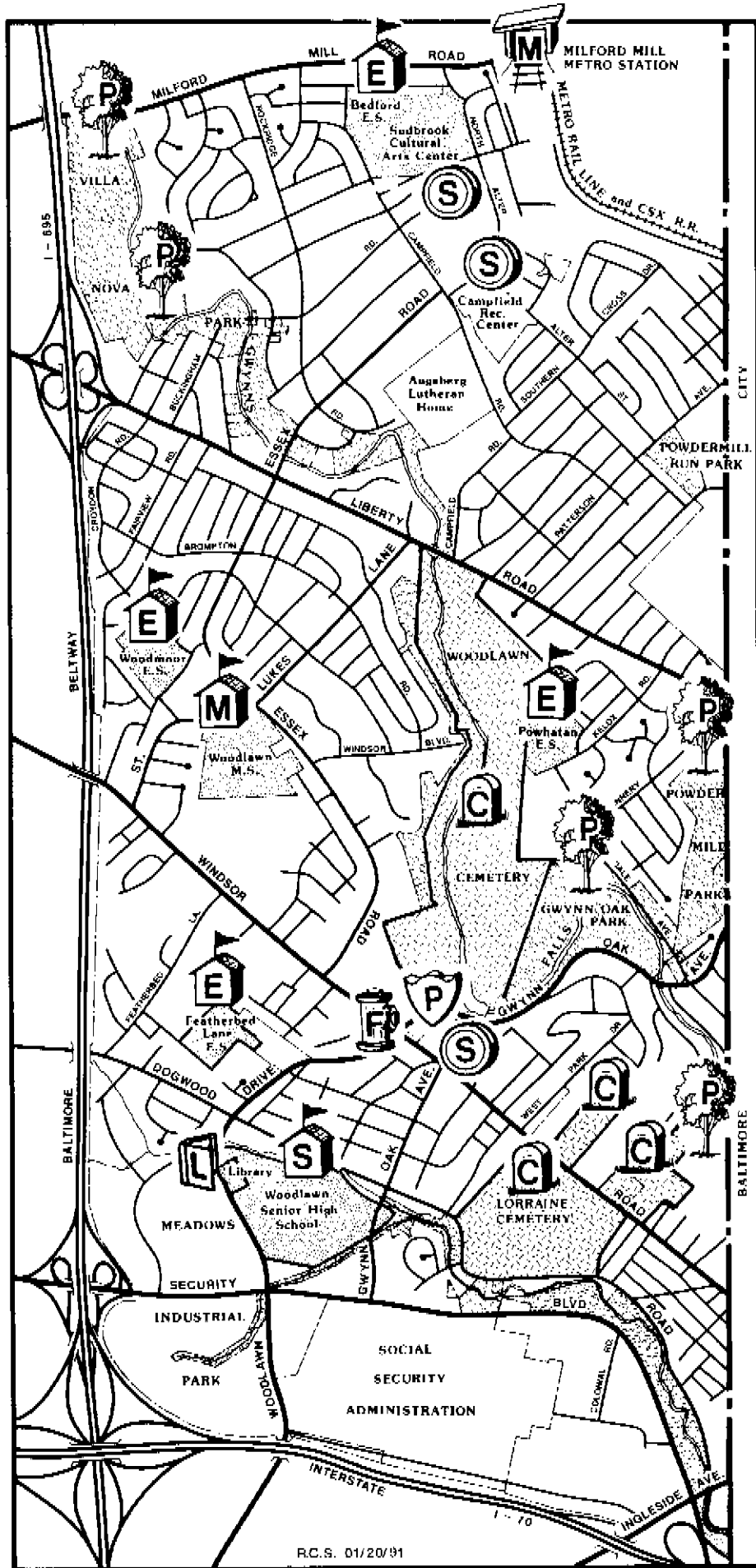
During the preparation of this plan, residents expressed great concern about the level and quality of county services they are receiving. The perception was that the community was not getting its fair share of county services and that the quality of the services that they received was below that of other areas in the county. Several county departments made presentations to the advisory group on their department's responsibilities and how to access their services.

At the time of the 1980 census, the Woodlawn/Liberty plan area had an elderly population (65 and over) below the county average (15%). However, there are several areas that have an elderly population above the county average, Woodlawn (19%), Milford (16%), and Villa Nova (21%). Presently the residents in the plan area are served by the two full-time senior centers located in Randallstown in the Liberty Family Resource Center and Catonsville Senior Center.

The 1980 census also reveals that there are areas in Woodlawn/Liberty that have need for the following services: child care, juvenile services and social services. *HEALTH SERVICES (AMEND # 4)*

Three fire companies serve the area, the Woodlawn Volunteer, Pikesville Volunteer and Woodlawn Company #3 (two volunteer and one paid). The new police station Precinct #2 is located at the intersection of Woodlawn Drive and Windsor Mill Road.









The Woodlawn Public Library located on Woodlawn Drive is well used by the residents of the area and serves as an activity center for the community.

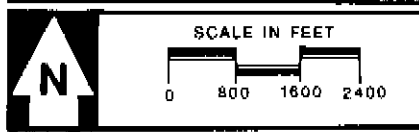


WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 6
**PUBLIC
FACILITIES**

Legend:

-  SCHOOL
-  CEMETERY
-  LIBRARY
-  POLICE
-  FIRE
-  METRO STATION
-  PARK
-  SURPLUS SCHOOL



R.C.S. 01/20/91

Actions

- REVISE AS PER AMEND. #6*
1. Planning Team. Establish an inter-agency planning team with representation from Community Development, Social Services, Aging, Police, Substance Abuse, Planning, and Family Resource Center. This planning team would work with the community to identify the social service needs and concerns of the community.
 2. Information. The programs offered at the Liberty Family Resource Center should be promoted aggressively within the study area.
 3. Target Population. The planning team should identify the population with the most need and target services in those areas.
 4. Community Education. LRCC should establish planning sessions and work shops for the development and delivery of services.

5. CHILDREN (AMEND. #5)

Community Improvement

6. JUVENILE SERVICES (AMEND. #7)

The Woodlawn/Liberty community is an older urban community with an aging infrastructure. Residents believe that the facilities in this community are not maintained regularly. During the planning process for this plan, the community identified several areas in need of attention:

street resurfacing	tree trimming	tree planting
street cleaning	flooding and drainage	stream clean-ups

The Office of Planning and Zoning forwarded the community's concerns to the Department of Public Works. The Department is following up on these concerns.

Actions

1. C.I.P. Subcommittee. Establish a capital improvement subcommittee as part of LRCC to identify projects to be submitted to Baltimore County.
2. C.I.P. Priorities. Develop a list of projects to be added to the Capital Improvement Program.
3. Community Projects. Identify projects that can be completed without C.I.P. funds.

Crime and Drugs

Over the past several years, the residents of the Woodlawn/Liberty Plan area have seen an increase in the crime rate and drug trafficking. This problem is not unique to the plan area, but a phenomenon that is occurring in other areas of the county as well.

The Subcommittee of Crime and Drugs prepared an extensive list of the different services and programs that the community may use to combat the problem of crime and substance abuse in their community.

Actions

1. **Substance Abuse Center.** Identify a location within the study area to serve as a substance abuse center.
2. **Community Education.** Print and distribute the listing of services developed by the Crime and Drugs Sub-committee. (see Appendix F)
3. **Community Programs.** Work with the Substance Abuse Office to develop community-based substance abuse programs.
4. **Police Involvement.** Work with the captain at Precinct 2 on ways to reduce crime in the area and how to report crime statistics to the media.

Land Use and Zoning

The Woodlawn/Liberty community encompasses a total of 4,387 acres. Of that total, 89% is zoned for residential use; 5% for commercial use, 0.5% for office use; and 6% zoned for industrial use. Table 15 indicates acreage distribution of the zoning/land use categories within the plan area.

While residential use is distributed throughout the area, the vast majority of the non-residential uses (commercial, office and industrial) are primarily located along the arterial roads (Security Boulevard, Windsor Mill, Dogwood and Liberty Roads) traversing the area.

WOODLAWN/LIBERTY COMMUNITY PLAN

TABLE 14
LAND USE, 1985

LAND USE	ACRES
AGRICULTURE	48.72
BARREN LAND	23.36
OPEN LAND	177.42
INSTITUTIONAL	509.99
FOREST	803.65
MEDIUM DENSITY RESIDENTIAL	2198.41
HIGH DENSITY RESIDENTIAL	240.59
COMMERCIAL	77.77
INDUSTRIAL	209.55
TOTAL	4387.34

AMEND. #9

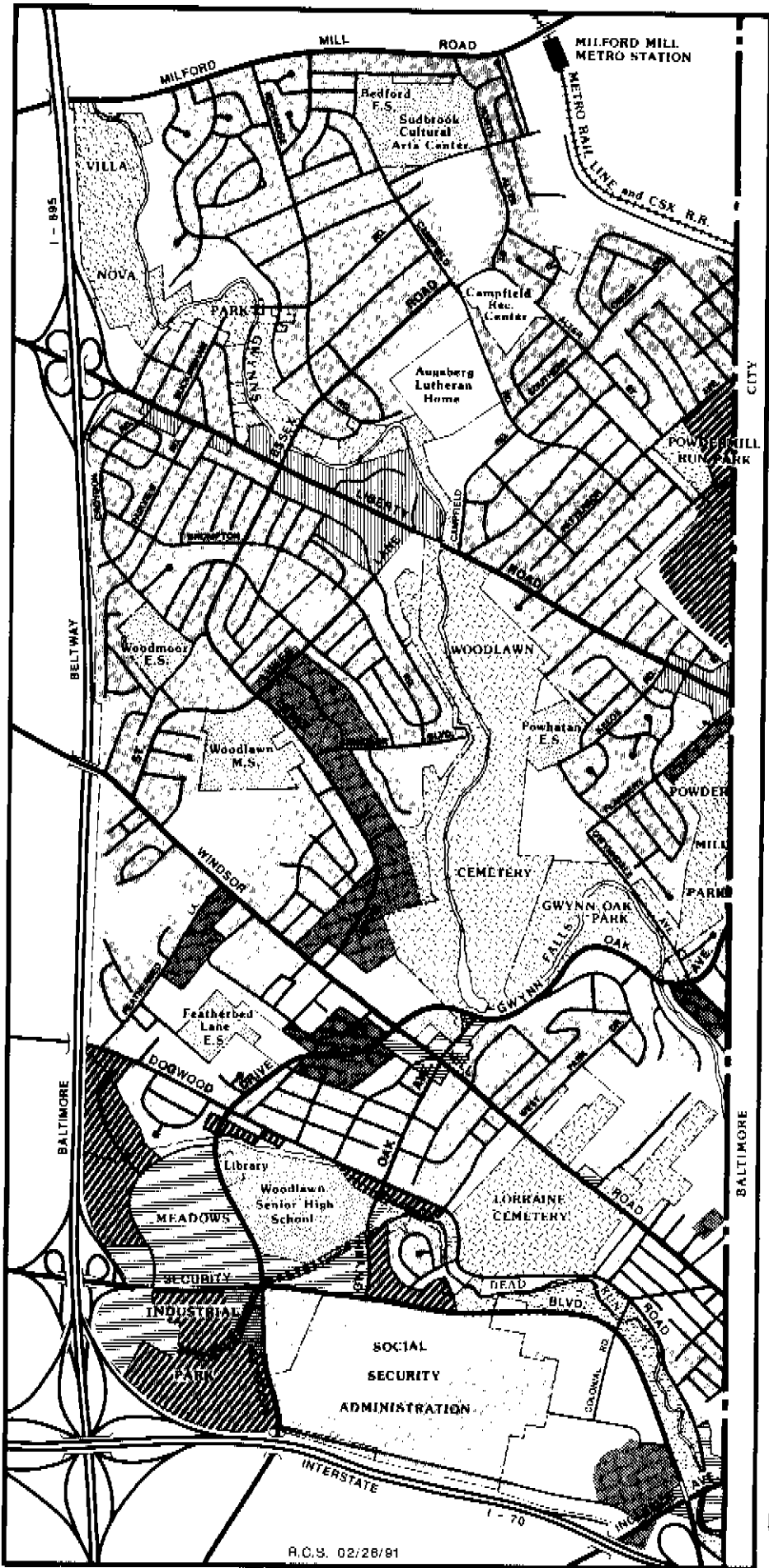
SOURCE: MARYLAND OFFICE OF PLANNING

TABLE 15
ZONING, 1988

ZONING	ACRES
1 BL	21.03
2 BL-CCC	7.83
3 BL-CNS	11.18
4 BL-CSA	0.40
5 BM	14.19
6 BM-CCC	22.22
7 BM-CNS	1.86
8 BM-CSA	4.57
9 BM-IM	43.44
10 BR	8.86
11 BR-CNS	8.20
12 BRCSA	15.29
13 BR-IM	38.10
14 DR 10.5	17.08
15 DR 18	196.32
16 DR 3.5	730.76
17 DR 5.5	2975.70
18 ML	54.59
19 ML-IM	142.83
20 MLR	53.24
21 RO	19.68
TOTAL	4387.35

SOURCE: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING








REPLACE
(AMEND #10)

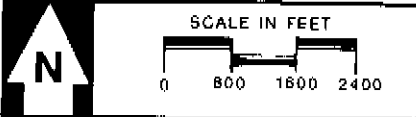


WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 7
LAND USE

Legend:

-  **LOW DENSITY URBAN RESIDENTIAL**
-  **MEDIUM DENSITY URBAN RESIDENTIAL**
-  **OFFICE**
-  **COMMERCIAL CORRIDOR**
-  **COMMERCIAL**
-  **OFFICE/ INDUSTRIAL**
-  **PARK/ OPEN SPACE**



R.C.S. 02/28/91

Nineteen percent (19%) of the land within the study area is dedicated to open space in the form of area parks, stream valley parks, schools, ball fields and cemeteries. As shown on the open space map, all segments of the community have access to a variety of open space in the area.

Residential Areas

The residential neighborhoods within the study area are designated low and medium urban density residential on the 1989 Master Plan land use map. Existing neighborhoods are strong and stable, and community members are concerned about ensuring that existing residential areas are not affected adversely by new or infill development projects.

Most of the large vacant parcels of land located within study area already have an approved sub-division plan (CRG). The stability of the community in the future will be impacted by the development of the infill sites in the community.

Actions

1. **Zoning.** The current zoning and land use designations are appropriate and should remain. Any request for higher density designations should be discouraged. All requests for commercial zoning in residential areas should be denied. *REVISE AS PER AMEND. #11*
2. **New Construction/Infill Development.** New housing development projects should be designed and sited with sensitivity to the existing neighborhood, both in terms of architecture, landscaping, preservation of significant trees and street patterns. All new development should be compatible with the existing neighborhood character.
3. **Zoning Variances.** Zoning variances that would change the character of existing neighborhoods as it relates to lot size, building height, setback, and parking should be denied if they will have a negative impact on the community.
4. **Single-family Conversions.** The conversion of large, single-family housing units into multi-family units can have a detrimental effect on existing neighborhoods. All property conversion to multi-family dwellings will be required to have a public hearing before the Zoning Commissioner.

WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 8
ZONING

Legend:

RESIDENTIAL ZONES

DENSITY RESIDENTIAL

D.R. - 3.5

D.R. - 5.5

D.R. - 10.5

D.R. - 16

Number indicates maximum
units permitted per acre.

OFFICE ZONE

R.O. RESIDENTIAL OFFICE

BUSINESS ZONES

B.L. BUSINESS LOCAL

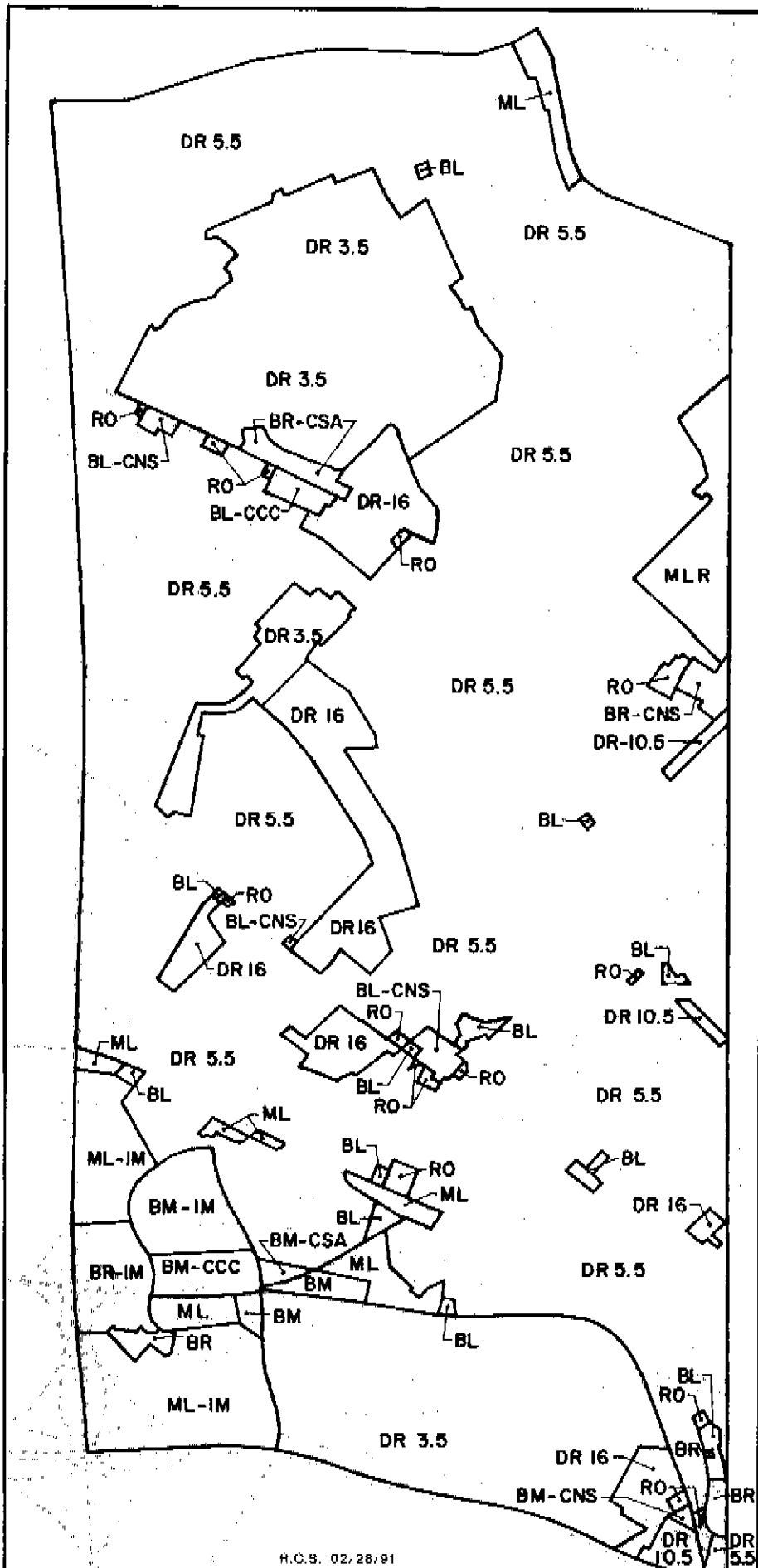
B.R. BUSINESS ROADSIDE

B.M. BUSINESS MAJOR

MANUFACTURING ZONES

M.L. MANUFACTURING
LIGHT

M.L.R. MANUFACTURING
LIGHT RESTRICTED



H.C.S. 02/28/91

5. **Neighborhood Standards.** Community standards for compatibility should be established. All new development projects within the Woodlawn/Liberty Plan area should be evaluated against existing community standards.
6. **Community Inspectors.** The county should develop a Community Inspection Program where community residents will be trained to inspect the outside condition of a house and identify code violations.

Woodlawn Elementary School

Woodlawn Elementary School is one of many elementary schools that were closed by the Board of Education during the 1970s because of low enrollment. Since that time, the facility has been deeded to Baltimore County as surplus property.

Presently, the facility is being used by the Department of Recreation and Parks as a community center where they offer a variety of activities. The structure was built in three (3) phases. The original structure, the front of the building, is in need of major roof repair. The rear of the building is being used by the Department of Recreation and Parks.

In February 1991, concerned community residents identified a mixed use facility which included 61 units of senior housing. The current recreation programs and possible child care as the priority use for the school.

Actions

1. **Approvals.** Pursue funding and zoning approval to support the development of senior housing on the site.
2. **Adaptive Reuse.** Initiate the redevelopment as soon as possible to eliminate the blighting influence on Woodlawn Village.
3. **Interim Improvement.** If redevelopment is delayed beyond the end of 1991, identify funding sources for interim improvements to the school.

Commercial Areas

The commercial nodes and strips along Liberty Road, Woodlawn Village and Woodmoor Shopping Center are in need of county action. Those areas have been designated as Commercial Revitalization Areas in the 1989-2000 Baltimore County Master Plan. Presently, there are Streetscaping activities occurring in these areas.

The actions identified in the 1989-2000 Baltimore County Master Plan for these revitalization areas are supported by this community plan.

The commercial activities along Woodlawn Drive and Security Boulevard are also in need of county actions. As redevelopment or new development occur in these areas the county should make every effort to mitigate the impact of that development on the existing community.

Actions

- AMEND #13*
1. **Vacant Buildings.** Vacant buildings in the study area that are contributing to the negative image of the community must be properly maintained.
 2. **Signage.** The present signage along Liberty Road contributes to the negative image of the community and adds to the visual disorder and clutter of the commercial corridor. Zoning variances or special exceptions for new signs should not be granted.
 3. **Access.** The large number of individual curb cuts along the commercial roadways adds to traffic congestion. All new developments and redevelopment projects shall have shared access or provide for ultimate shared areas.
 4. **Landscape buffers.** The intrusion of commercial development into the residential community has always been a major concern of community residents. Residential areas should be buffered from the impact of commercial developments. Effective screening should be used to negate noise, light or the visual intrusion of the use.
 5. **Economic Impact.** All commercial development should be evaluated as to their economic impact on existing commercial areas.
 6. **Neighborhood Services.** The county, in conjunction with the community, will develop a list of services that should be discouraged from locating within the Woodlawn/Liberty Community Plan area.
 7. **Overlay District.** An overlay district for this community should be developed as outlined in Appendix B.
- AMEND #14*

Housing

The Woodlawn-Liberty area contains a wide range of housing types, conditions and values. The diversity of the community reflects this variety. In the course of the planning process, housing conditions, values and the use of government housing programs were examined. The primary housing issue in this community is the perception of many residents that their community contains a disproportionate share of subsidized housing. This perception contributes to the issue of the community's poor image, and the perception that the government has purposefully directed such housing to the community.

Subsidized Housing

The most prevalent type of housing subsidy within the area is the Section 8 Rental Assistance existing program. This is a federally funded program administered by Baltimore County, through which individual households receive rent subsidies. The household then selects an eligible housing unit. Eligibility is based on housing quality standards and maximum rents prescribed by federal guidelines. The selection of a housing unit is made by the household. In April of 1990, there were 269 households with Section 8 certificates or vouchers residing in the Woodlawn/Liberty plan area. This number equals eight percent (8%) of the total households receiving Section 8 assistance in Baltimore County. A majority of these households reside in the community's multi-family developments. However, households receiving Section 8 assistance do not constitute the majority of the households in any one development.

The Section 8 existing program is a tenant-based subsidy program, where individual households receive a rent subsidy in whatever eligible housing unit they select. Baltimore County does contain thirteen developments which are directly subsidized through the federal government through low interest capital assistance or rental subsidies or both. None of these developments, totaling 2500 housing units countywide, are within the Woodlawn/Liberty plan area. When tenant-based and project-based subsidies were analyzed and it was found that this community contains an amount of subsidized housing roughly equivalent to its proportion of the county's total households.

Mortgage Assistance

Another form of housing assistance, the Maryland Mortgage program, has benefited many households in the study area. In the last four years, more than 260 households have purchased homes in the

community with mortgage funds through this program. The Maryland Mortgage Program is a low interest mortgage program, which assists moderate income first time homebuyers. The community's share of the total program usage has ranged from 12 to 15 percent annually. This high proportion of program usage can be attributed to the basic affordability of housing in the Woodlawn/Liberty area. In 1989, the median home sale price (in the 21207 zip code) was \$88,000, roughly equivalent to the maximum purchase price of \$85,000 currently allowed under the Maryland Mortgage Program. The use of this program as is a tool for community stabilization. The availability of these funds, carrying this maximum purchase price creates an incentive for purchase of lower priced neighborhood homes. Without this incentive, these homes are more likely to be purchased by investors and converted to rental use.

Elderly Housing

Although there is a significant senior population in the community, there are no affordable senior housing developments. One elderly housing facility requires monthly fees beyond the means of many seniors in the community. The lack of affordable alternatives in their own community often prevents seniors from moving, even when their current situation is no longer manageable.

Accessory Dwelling Units

Many homes in the Woodlawn/Liberty plan area study are large dwellings, providing space beyond that needed by the average household. This has led to the conversion of some single-family homes to multi-dwelling buildings. Although such conversion can create community problems if not established and monitored subject to specific standards, in some cases this is the only feasible alternative to maintain such large homes.

This is especially true for the elderly, who may not want to leave the home they have lived in for many years, but are unable to maintain the home. The ideal solution would be the renovation of the home to permit an additional dwelling unit, providing companionship, assistance and additional income to the property owner. The county should ensure that this alternative is available to elderly homeowners, promoted in certain conservation areas and monitored to prevent an unmanageable number of conversions in any one location.

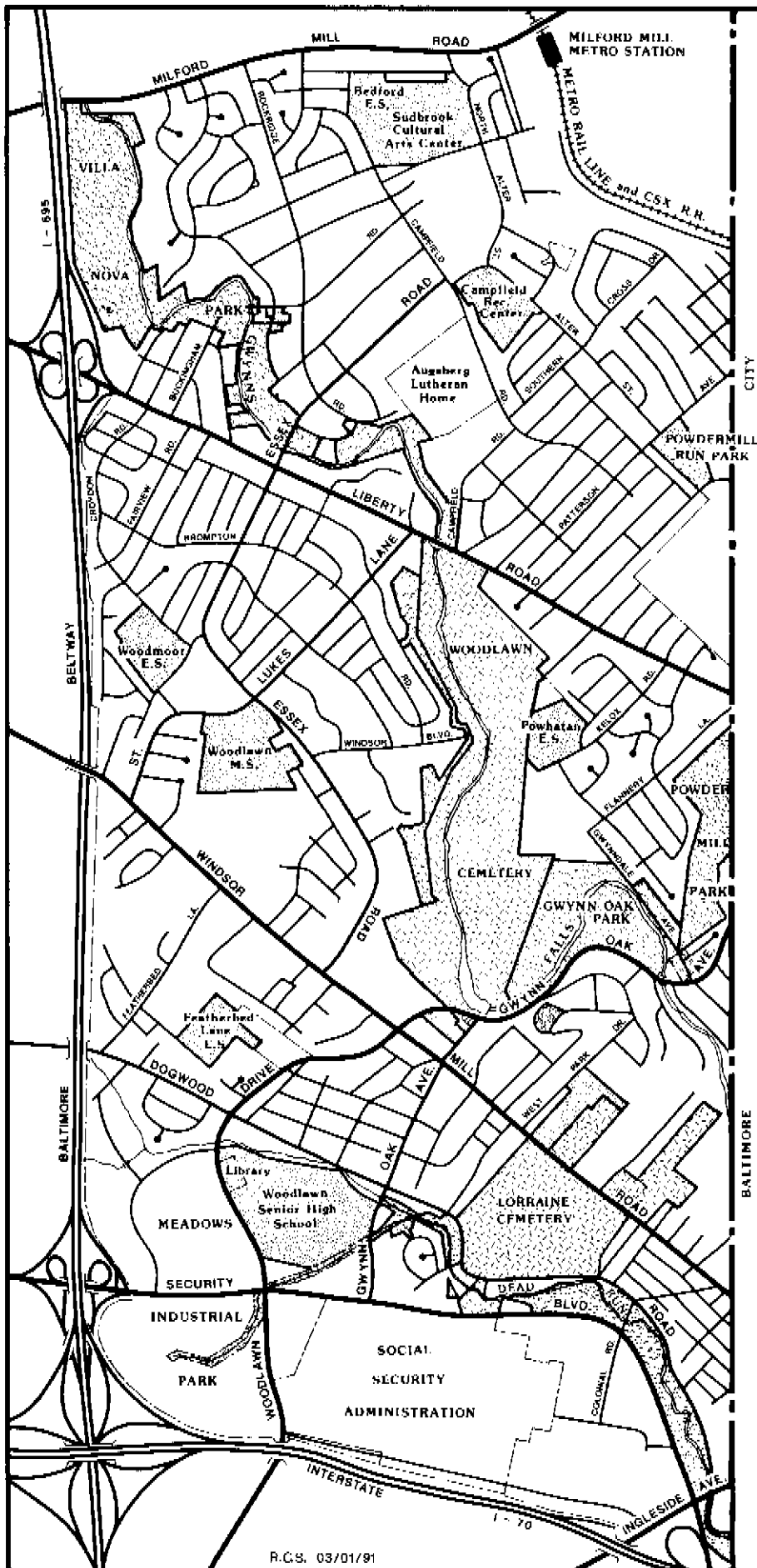
Actions:

1. **Accessory Apartments.** Establish guidelines, separately from those in existence for home conversion, to meet the need of elderly homeowners to establish accessory apartments within their homes.

Establish a promotion and monitoring system for accessory apartments, including financial and technical assistance. Units should be permitted by special use permit, which must be renewed annually, and a specific maximum number of such units should be established within individual areas to avoid saturation.

2. **Housing Affordability.** Establish a Community-Based Review Committee for Affordable Housing. This committee would consist of representatives of community organizations. The committee's function would be to advise the county on the expected impact of proposed affordable housing development on individual communities. The existence of the committee will also allow for greater community level understanding of affordable housing issues and programs.
3. **Senior Housing.** The community has noted that there is a significant senior population in the Woodlawn/Liberty area. There are no affordable housing facilities for seniors in the community, thus, a senior who wishes to move to specialized housing must leave the neighborhood. Sites and assistance should be identified in order to provide a range of housing types and services within this area.
4. **Monitor Homeownership Trends.** There are indications that some neighborhoods within the Woodlawn/Liberty area are experiencing a shift of housing units from owner-occupancy to rental. The resources were not available to confirm this or pinpoint particular areas. Census '90 data will confirm the tenure change within the community and help to identify areas where appropriate actions are needed. These actions would include the targeting of homeownership programs to specific neighborhoods, thus creating an incentive for homebuyers to purchase homes there. Such an initiative would include the use of an acquisition-rehabilitation program, which provides financing to home purchasers for the purchase and renovation of an existing, substandard home.

ADD
AMEND.
20

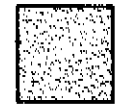


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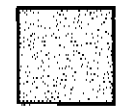
WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 9
OPEN SPACE

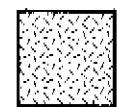
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PARKS



**COUNTY RECREATION
CENTERS**



PRIVATE



SCALE IN FEET



5. **Housing Rehabilitation and Livability Programs.** Through the plan advisory group, it became apparent that the community at large is not thoroughly educated in the county's housing maintenance programs. All community leaders in the Woodlawn/Liberty area will be informed of the benefits of these two programs and asked to share their knowledge with other community residents.

Recreation and Parks

There are a variety of recreational and park facilities within the Woodlawn/Liberty Community Plan area. In addition to the recreational facilities located at the area schools, there are two community centers in the area, Woodlawn and Campfield, and several stand alone ball fields.

Gwynn Oak Park is the major community park in the area and is supplemented by several smaller neighborhood pocket parks, the stream valley park system and the several cemeteries in the community.

Actions

Recreation

1. **Program Evaluation.** The existing recreational programs should be evaluated by the Liberty Road Community Council and programmatic changes should be made where necessary.
2. **Volunteerism.** Volunteers for new programs should be recruited.
3. **Building Maintenance.** The existing recreation center at Woodlawn and Campfield should be evaluated for physical improvements.

Parks

1. **Open Space Plan.** An open space plan for the Woodlawn/Liberty area should be developed with emphasis on identifying possible connection to the Patapsco area and the existing Gwynns Falls Valley Park System and community pocket parks.
2. **Trail System.** Investigate the feasibility of providing a bike and hike path system through the stream valley park system (Dead Run and Gwynns Falls). Establish useable trails through the Gwynns Falls Valley Park System.
3. **Park Use.** Promote the use and development of Gwynn Oak Park.

Environment

The preservation of the existing forests, open space and stream valleys is of primary importance in the mostly urbanized Woodlawn/Liberty community. The open space system, created by the Gwynns Falls System Valley Park and the Dead Run Stream Valley Park is an important amenity to the area. The water quality of these stream systems, the air quality and the noise level from the Beltway and other major roads are all significant issues to the community. In addition, drainage and flooding problems are contributing to wet basements and ice formation on streets in some areas.

Actions

1. **New construction/Infill Development.** New housing development projects should be designed to be in compliance with all stormwater management, sediment control, forest buffer and air quality regulations. The community should involve themselves in the development review to ensure compliance.
2. **Watershed.** Watershed studies and stream surveys should be continued on the Gwynns Falls and Dead Run systems. The Department of Environmental Protection and Resource Management will utilize these studies to determine the future stream restoration projects to be performed in the area.

3. **Tree Preservation.** Stream buffers may be enhanced by tree planting which filters stormwater run-off and provides water and air quality benefits. Trees may be obtained by the community through the state's Greenshores Program and Tree-Mendous Maryland Program.
4. **Stream Valleys.** Community groups should continue efforts to perform stream clean-ups with aid from Maryland Save-Our-Streams and local Girl/Boy Scout troops.
5. **Noise Intrusion.** Acoustical buffering consisting of berming and fencing in conjunction with landscaping may be required by Baltimore County on any proposed development to reduce highway noise. The use of these buffers to screen noise pollution in existing residential areas adjacent to major roads should be enforced to require all development to reduce noise levels to the state mandated 65 decibels.
6. **Drainage.** The County Department of Public Works should prepare an engineering analysis of the Woodlawn/Liberty area's surface drainage systems. In the event that a determination is made that improvements are necessary, these should be programmed into the Baltimore County Capital Improvement Program.

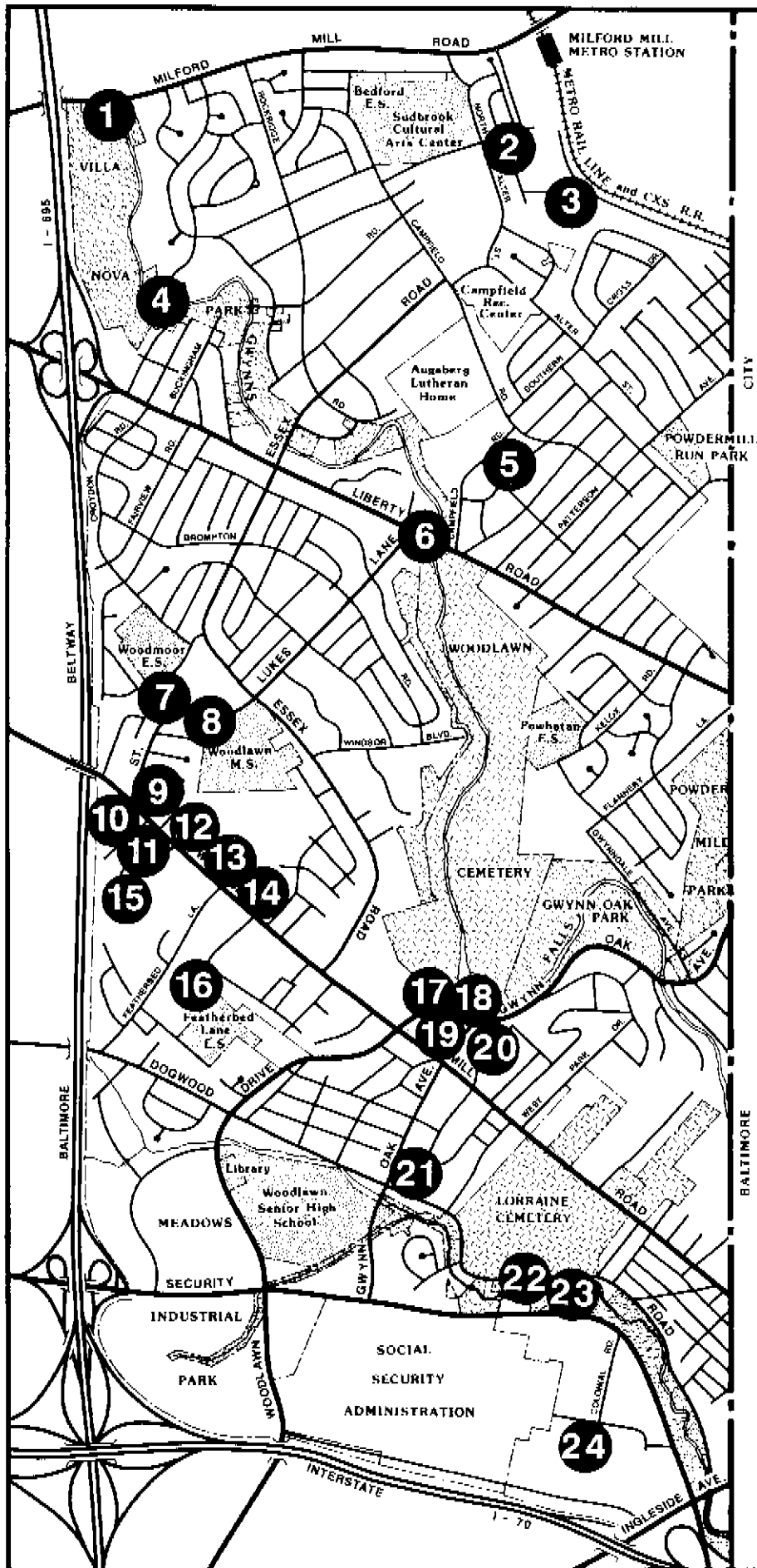
Historic Preservation

The Woodlawn/Liberty community has a long and rich history dating back to the early 1800s. There are scattered sites throughout the community worthy of preservation.

Over the past two (2) decades, a number of historically significant sites have been destroyed by both neglect and demolition. The Office of Planning and Zoning along with the community have identified several sites to be added to the historic preservation list (see Appendix D).

Actions

1. **Information.** Publicize the rich history of the Woodlawn/Liberty community.
2. **Historic Structures.** Urge the listing of significant buildings within the plan area on the Baltimore County landmarks list.



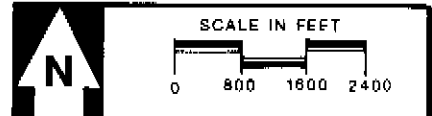
WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 10 HISTORIC SITES

Legend:

1. MILFORD MILL RUIN
2. CAMPFIELD A.M.E. CHURCH (2197)
3. JOHN R. WILHELM HOUSE (2072)
4. MILFORD MEADOWS (389)
5. BERMAN HOUSE (2471)
6. JAMISON POWDER MILL HOUSE (2243)
7. ST. LUKES M.E. CHURCH (Former) (2420)
8. RISING SUN PARSONAGE (2485)
9. TIMANUS-DUNN HOUSE (2474)
10. ZIMMERMAN HOUSE (WEST) (2468)
11. ZIMMERMAN HOUSE (EAST) (2467)
12. FENKER HOUSE (2473)
13. BEVERLY MANOR (2483)
14. BEVERLY MANOR COACH HOUSE (2464)
15. SMITH CEMETERY (2475)
16. BURK HOUSE (2469)
17. WOODLAWN ABBEY (2472)
18. POWHATAN FACTORY OUTBUILDING (2103)
19. WOODLAWN SCHOOL HOUSE (2105)
20. POWHATAN FACTORY CHAPEL (2104)
21. GREYSTONE (2486)
22. LORRAINE CEMETERY GATE HOUSE (2225)
23. ST. MARY'S EPISCOPAL CHURCH (30)
24. MOUNT ALTO (2419)

NOTE: Maryland Historical Trust Inventory Numbers are shown in parenthesis.



Transportation

The major road facilities within the study area are Liberty Road (MD 26), Milford Mill Road (the northern boundary), Essex Road, Patterson Avenue, St. Lukes Lane, Windsor Mill Road, Gwynn Oak Avenue (MD 126), Dogwood Road, I-695 (the western boundary), Woodlawn Drive, Security Boulevard (MD 122), and I-70 (the southern boundary).

There are twenty-three signalized intersections within the study area. The actual intersections are listed below, and categorized by their level-of-service (L-O-S). The L-O-S rating indicates how well an intersection moves traffic during peak periods of travel. The best rating is an "A" and the worst rating is an "F". All of the signalized intersections within the study area are functioning at an acceptable level.

L-O-S, A Intersections

Milford Mill and the Metro Parking Lot
 Liberty and Kelox Roads
 Essex Road and St. Lukes Lane
 Security Boulevard @ Beltway Ramp
 Security Boulevard and Colonial Road
 Gwynn Oak Avenue and Dogwood Road
 Woodlawn Drive @ Pace Plaza
 Security Boulevard and East Perimeter Drive

L-O-S, B Intersections

Milford Mill and Scotts Level Roads
 Milford Mill Road and Sudbrook Lane
 Windsor Mill and Essex Roads
 Woodlawn Drive and Windsor Mill Road
 Security Boulevard and Whitehead Road
 Security Boulevard and Gwynn Oak Avenue
 Security Boulevard and Ingleside Avenue
 Woodlawn Drive and Dogwood Road
 Liberty and Essex Roads

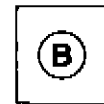
L-O-S, C Intersections

Patterson Avenue and Alter Road
 Liberty and Croydon-Buckingham Road
 Liberty Road and St. Lukes Lane
 Liberty Road and Patterson Avenue
 Windsor Mill Road and Gwynn Oak Avenue
 Security Boulevard and Woodlawn Drive

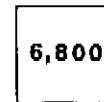
WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 11 TRANSPORTATION

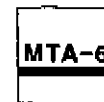
Legend:



LEVEL OF SERVICE



AVERAGE DAILY TRIPS



MTA BUS ROUTES



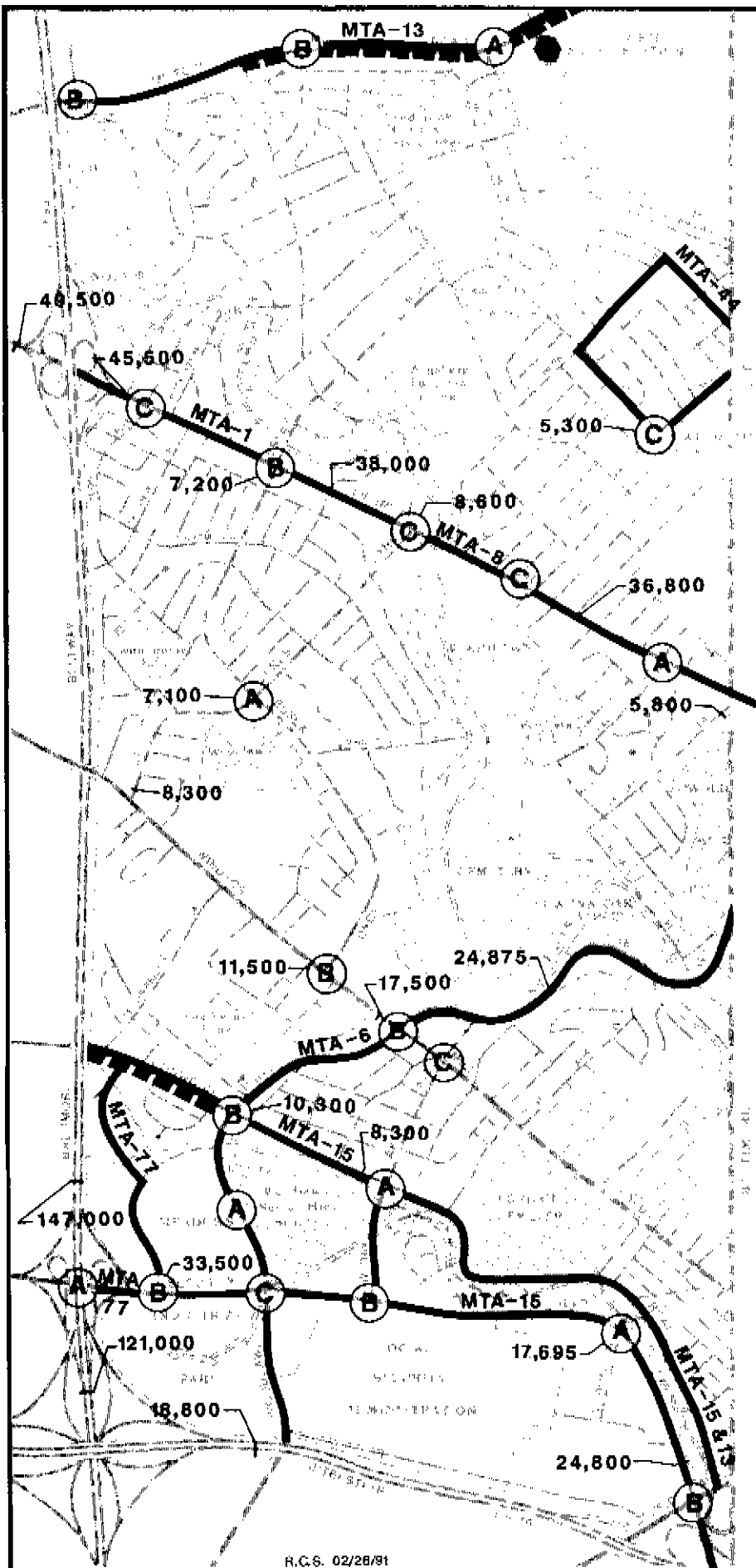
METRO STATION



ROAD IMPROVEMENT



SCALE IN FEET



R.C.S. 02/28/91

The Mass Transit Administration (MTA) provides heavy rail transit service (Metro) to the area via the Milford Mill transit station and an extensive system of feeder bus service. The feeder bus network serves not only the Milford Mill station, but also the Owings Mills, Reisterstown Road, Rogers Avenue, and Mondawmin stations.

Access is provided to the various Metro stations by the M-1, M-2, M-3, M-6, M-8, M-12, and M-13 bus routes. The MTA also provides traditional radial bus service in the corridor via its numbers 13, 15, 20 and 44 bus routes. These bus routes provide service to the Fells Point, Gardenville, University Hospital, and Springlake areas respectively.

A review of the State Highway Administration's Accident Data File during an 18 month period from January, 1988 to June, 1989 indicates that there were more than 800 accidents reported within the study area. The roads within the study area were broken into quarter-mile segments and the number of accidents occurring within each segment was totalled. Additionally, the number of fatalities were totalled. The major accident locations and the number of accidents are listed below:

Milford Mill Road	45
Rockridge Road	10
Essex Road	46
Campfield Road	6
Liberty Road	226
Patterson Avenue	56
St. Lukes Lane	33
Windsor Mill Road	78
Dogwood Road	48
Security Boulevard	82
Woodlawn Drive	92
Gwynn Oak Avenue	53
Flannery Lane	10
Featherbed Lane	11
Gwynndale Avenue	5

There were three (3) fatalities among the more than 800 reported accidents. Two of the fatal accidents were on Liberty Road, one in the vicinity of Essex Road and the other in the vicinity of Fairview

Road. The third fatality occurred on Windsor Mill Road west of Featherbed Lane. In reviewing the data, the following locations seem to be particularly troublesome:

- Milford Mill Road between Silver Creek Road and the Scotts Level Branch Bridge; 25% of the accidents on Milford Mill Road occur over this .25 mile segment of roadway;
- Patterson Avenue at Liberty Road; 41% of the accidents on Patterson Avenue occur near this intersection;
- Gwynn Oak Avenue between Windsor Mill Road and .5 mile east of Windsor Mill Road; 47% of the accidents on Gwynn Oak occur over this section;
- Woodlawn Drive from the Security Shopping Center access drive to Richardson Drive; 65% of the accidents on Woodlawn Drive occur over this .5 mile section of roadway;
- Security Boulevard between Woodlawn Drive and Whitehead Road; 38% of the accidents on Security Boulevard occur over this .25 mile section of roadway;
- Windsor Mill Road between Summit Road and West Park Drive; 36% of the accidents on Windsor Mill Road happen on this .5 mile segment of roadway;
- Two .25 mile sections of Liberty Road have the highest accident totals, from the City line to Kelox Road, and from Sedgemoor to Sussex, which includes the intersection at Essex Road; there were 51 accidents reported between the City line and Kelox and 44 between Sedgemoor and Sussex. Together these segments of roadway account for 42% of the accidents on Liberty Road.

Actions

Road Improvements. The Baltimore County Master Plan recommends the upgrading of two existing roads within the study area. The recommended upgrades are: (1) Milford Mill Road from Templecliff to Greenwood and (2) Dogwood Road from Woodlawn Drive to Rolling Road. Before the upgrades are initiated, however, detailed engineering

studies will be conducted to determine the exact nature of the recommendations for both of these projects. In addition to the Master Plan recommendations, the following improvements might reduce accidents at some of the high accident locations:

- Restripe and resign the eastbound lanes of Milford Mill Road between Scotts Level Branch Bridge and Silver Creek to more clearly indicate lane reductions;
- Resurface approaches to high accident intersections where poor roadway surface could be a causal factor in accidents, e.g. Dogwood Road at Woodlawn Drive, St. Lukes Lane at Liberty Road;
- Reconfigure the northeast corner of Patterson Avenue at Liberty Road to allow for better sight distance of westbound traffic along Liberty Road.
- Resurface Whitehead Road from Woodlawn Drive to Security Boulevard.

County/City Interface

The Woodlawn/Liberty Community Plan boundary is adjacent to the northwest boundary of Baltimore City. The residents of the plan area in the county share some of the same problems and concerns of the city. Since this community shares a common boundary with the city, sometimes there are discrepancies as to who is responsible for the maintenance of open space and streets.

Actions

1. **City/county meetings.** The Office of Planning and Zoning should establish joint meetings with Baltimore City Planning Department. The meetings should be attended by citizens and elected representatives from both Baltimore County and Baltimore City. The purpose of these meetings would be to discuss common concerns that are shared by residents of both jurisdictions.

IMPLEMENTATION

In order for this plan to be successfully implemented, the county, community residents and the business community must work together as a team to insure its implementation over the next several years. The majority of the actions of this plan outlined below will depend on non-county resources. Because of this, the community should play a major role in creating and identifying new resources, manpower, and methods to carry through on these actions.

Actions

1. **Implementation.** An implementation sub-committee should be established as part of LRCC. The implementation schedule as shown in Table 16 should be used to monitor the progress of the Plan.
2. **Plan Update.** The county should update the community on an annual basis regarding the status of the plan.

TABLE 16 WOODLAWN/LIBERTY COMMUNITY PLAN
IMPLEMENTATION SCHEDULE

ACTION	RESPONSIBILITY	STATUS
<u>BACKGROUND INFORMATION</u>		
Update plan data with 1990 census	Office of Planning and Zoning	Initiate in 1991
Create a permanent planning advisory group (PAG)	Community OPZ & DCD	Initiate in 1991
<u>COMMUNITY CONSERVATION</u>		
Identify financial resources to support the planning advisory group (PAG) for community conservation	DCD, Community	Initiate in 1991
Promote the cultural diversity of the community	Community (PAG), DCD, OPZ	On Going
Adopt livability code for all residential properties	County Council	Initiate in 1991
Develop programs to govern vacant properties	OPZ, DCD	Initiate in 1991
Develop regulations for development in the Woodlawn/Liberty community	OPZ, DCD, PAG & EDC	Initiate in 1991

WOODLAWN/LIBERTY COMMUNITY PLAN

TABLE 16 (cont.) WOODLAWN/LIBERTY COMMUNITY PLAN
IMPLEMENTATION SCHEDULE

ACTION	RESPONSIBILITY	STATUS
<u>IMAGE</u>		
Develop Community Promotion Program	DCD, Community (PAG)	Initiate in 1991
Coordinate Community Activities	Community (PAG)	On Going
Promote the maintenance of high visibility properties	DCD, Community (PAG) OPZ & EDC	Initiate in 1991
<u>EDUCATION</u>		
Create a cluster of magnet schools	Bd. of Education, Community (PAG)	Introduce to Bd. of Ed 1991
Develop volunteer programs in schools	Bd. of Education, Community (PAG)	On Going
Develop programs to address the needs of African-American students	Bd. of Education, Community (PAG)	On Going (MAPP)
Improve family involvement in schools	Bd. of Education, Community (PAG)	On Going
Develop a teacher retention program	Bd. of Education, Community (PAG)	Introduce to Bd. of Ed 1991
Increase achievement levels in schools	Bd. of Education, Community (PAG)	On Going
Support the inclusion of school capacity in adequate public facilities legislation	Community (PAG)	On Going
<u>COMMUNITY SERVICES</u>		
Establish an inter-agency planning team	DCD, OPZ, Community (PAG)	Initiate in 1991
Hold planning sessions and work sessions and work shops	OPZ, DCD & EDC	Initiate in 1991
<u>COMMUNITY IMPROVEMENTS</u>		
Establish a capital improvement sub-committee	Community (PAG)	Initiate in 1991
Develop a list of CIP projects	Community (PAG)	Initiate in 1991

WOODLAWN/LIBERTY COMMUNITY PLAN

TABLE 16 (cont.) WOODLAWN/LIBERTY COMMUNITY PLAN
IMPLEMENTATION SCHEDULE

ACTION	RESPONSIBILITY	STATUS
<u>CRIME AND DRUGS</u>		
Identify a site for a substance abuse center	OPZ, DCD, Community (PAG) Office of Substance Abuse	Initiate in 1991
Work with Police Department to reduce crime in area	Community (PAG)	On Going
Print resources on crime and drugs	OPZ, DCD	Complete - See Appendix F
<u>LAND USE AND ZONING</u>		
Prepare overlay district	OPZ, DCD & EDC	Initiate in 1991 See Appendix A ①
Work with community to select a re-use project of the Woodlawn E.S.	OPZ, DCD	In progress
<u>HOUSING</u>		
Establish community-based review committee for affordable housing	DCD, Community (PAG)	Initiate in 1991
Promote the development of affordable senior housing	DCD, OPZ	Initiate in 1991
Monitor home ownership trends	DCD	Initiate in 1991
Promote housing rehabilitation and livability code programs	DCD, OPZ	Initiate in 1991
Promote accessory apartments to benefit elderly households	DCD, OPZ	Initiate in 1991
Promote home ownership in neighborhoods where there is a high number of rental units	DCD	Initiate in 1991
<u>RECREATION AND PARKS</u>		
Evaluate existing recreation programs	R&P, Community (PAG)	Initiate in 1991
Recruit volunteers for new programs	R&P, Community (PAG)	Initiate in 1991
Improve Woodlawn & Campfield recreation centers	R&P	Initiate in 1991
Develop an open space plan	R&P, (OPZ)	Initiate in 1991
Promote the use and development of Gwynn Oak Park	R&P, Community (PAG)	On Going

WOODLAWN/LIBERTY COMMUNITY PLAN

TABLE 16 (cont.) WOODLAWN/LIBERTY COMMUNITY PLAN
IMPLEMENTATION SCHEDULE

ACTION	RESPONSIBILITY	STATUS
<u>ENVIRONMENT</u>		
Monitor new projects (stormwater management, sediment control, forest buffer and air quality) for compliance with regulations	DEPRM, PW	On Going
Continue watershed studies along the Gwynn Falls system	PW, DEPRM, Save our Streams	In progress
<u>ACTION</u>		
Establish a stream buffer enhancement program	DEPRM, R&P	Initiate in 1991
Prepare engineering analysis of surface drainage systems	PW	Initiate in 1991
<u>HISTORIC PRESERVATION</u>		
Identify and list structures of historic significance	OPZ, PAG	Complete - See Appendix C
<u>TRANSPORTATION</u>		
Prepare engineering studies for Milford Mill and Dogwood Roads	PW	In Process
Identify projects to be included in the CIP program	OPZ, PW, Community (PAG)	On Going
<u>COUNTY/CITY INTERACTION</u>		
Establish meeting between city and county	OPZ	Initiate in 1991

- DEPRM Department of Environmental Protection & Resource Management
- PAG Planning Advisory Group
- OPZ Office of Planning & Zoning
- EDC Economic Development Commission
- DCD Department of Community Development
- R&P Department of Recreation & Parks
- PW Department of Public Works

WOODLAWN/LIBERTY COMMUNITY PLAN

APPENDICES

WOODLAWN/LIBERTY COMMUNITY PLAN

APPENDIX A

WOODLAWN/LIBERTY COMMUNITY CITIZEN'S ADVISORY GROUP

Ms. Mary Blake Brighton Assn.	Mr. Leon Couser Brookside Manor Community Assn.
Mr. Earl Towe Campfield Assn.	Ms. Julia Hopkins Charleswood Improvement Assn.
Ms. Nancy Masters Franklinton Community Assn.	Ms. Dorothy Sergeant Gwynn Lake Park Assn.
Ms. Karen Gray Gwynn Oak Improvement Assn.	Mr. Howard Green Haywood Heights Improvement Assn.
Mr. Melvin Patterson Hilltop Community Assn.	Mr. Alfred E. Johnson, Jr. Huntington Assn.
Mr. John Carrington Liberty Crest-Shirley Hills Improvement Assn.	Mr. Adolph McDonald Liberty Crest/Shirley Hills Improvement Assn.
Mr. William Obriecht Liberty Road Community Council	Mr. George W. Murphy Windsor Neighbors Assn.
Ms. Peggy Thweatt Woodlawn Community Assn.	Ms. Valerie Bateman Woodlawn Park Community Assn.
Mr. Robert L. Nealy Woodmoor Community Assn.	Mr. William Manning Woodmoor Community Assn.
Mr. Willie L. Dash Lochearn Improvement Assn.	Ms. Sharon Jandorf Milford Improvement Assn.
Mr. Yale Friedlander Milford Mill Improvement Assn.	Mr. Warren Thomas Patterson Avenue Improvement Assn.
Mr. Henry Carp Powhatan Farms Improvement Assn.	Mr. Caleb Sandifer Robin Hills Community Assn.
Ms. Joan Alston Villa Nova Comm. Assn., Inc.	Ms. Deborah Cooper
Ms. Jo Fisher	Ms. Rebecca Truesdale
Ms. Adele Kass Councilman Mintz's office	Ms. Audrey Simmons
Mr. John Glorioso Liberty Road Communities Develop- ment Corp.	Mr. I. William Chase Baltimore County Planning Board

APPENDIX A (cont.)

Ms. Linda Soaper, President
Gwynn Lake Community Assn.

Mr. Clive Graham

Ms. Maureen Flynn

Ms. Marshal Greenfeld

Mr. Stewart Smith

Ms. Margaret Sas

Ms. Myrna Johnson

Dr. Elva Tillman
Morgan State University

Dr. E. Eff
Maryland Department of Housing
and Community Development

Amy Johanson
Department of Community Develop-
ment

Emery Hines
Office of Planning and Zoning

Joan Morrisey Ward
Office of Planning and Zoning

Patricia Beere
Office of Planning and Zoning

Ms. Diane O'Hagan
U.M.B.C.

Ms. Suzanne Wright
U.M.B.C.

Ms. Ella White Campbell
Liberty Road Community Corp.

Ms. Betsy Kahl
Liberty Family Resource Center

Ms. Shani Lerner
CHAI

Dr. Edward Orsen
University of Maryland Baltimore
County

Mr. Robert Vassar
Baltimore Neighborhoods, Inc.

Dr. K. Barowski
Towson State University

Ms. L. Leaf
Long Island Community Resource
Board

Gary Kerns
Office of Planning and Zoning

Ervin McDaniel
Office of Planning and Zoning

P. David Fields, Director
Office of Planning and Zoning

Pat Keller, Deputy Director
Office of Planning and Zoning

Ms. Bonnie Ritchie
U.M.B.C.

Ms. Clare Goggin
U.M.B.C.

APPENDIX B

SUGGESTED OVERLAY DISTRICT

WLC District - Woodlawn - Liberty Conservation District

Purpose

The WLC district is established to protect existing communities from blighting influences and to maintain and enhance the existing character of the communities within the established boundaries of the Woodlawn-Liberty Community Plan. The WLC district may be assigned to all zones within the Woodlawn-Liberty Community Plan.

Residential Zones

This district will limit the development and redevelopment of infill sites within the plan area to the existing community standards. All infill development within an existing community must have compatible densities, lot sizes, building design and materials, housing type, and open space ratios to the surrounding community.

All new development must maintain the existing character of the surrounding community. In this regard, the new development must relate to the existing street pattern and the open space network of the older community. Where the new development housing type and design is not compatible to the existing development, open space and landscape buffers must be used as a major design element to mitigate any detrimental impact of the new development.

Conversions

When a property owner is proposing to convert a single-family dwelling unit into a multi-family dwelling unit of three (3) or more units, the property owner must apply for a public hearing from the Zoning Office, before the zoning commissioner.

The outside entrance and appearance of the converted property must not be altered. The owner of the converted property must maintain all existing trees and landscaping on the property. Any variances for parking will be denied.

Community Standard

In evaluating the character of a new development project within the Woodlawn-Liberty plan boundaries, the Office of Planning and Zoning will examine the following elements in determining the standards of the existing community.

APPENDIX B (cont.)

building style	development density	open space network
building design	street pattern	building type
parking arrangement	building material	street trees

Commercial Zones

Development within commercial zones must respect the road on which they are built. There must be consistent facade treatment, signage and streetscaping of all commercial properties along street. All commercial properties that abut a residential area must provide a landscape buffer between the residential and commercial uses.

The following is a partial list of new uses that will not be permitted within the boundaries of the Woodlawn-Liberty Community Plan:

used car dealer	liquor stores	bill boards
maintenance garage	service stations	adult entertainment

The community-oriented business of the following type will be encouraged to locate with the Woodlawn-Liberty plan boundaries:

food store	floral shop	dry cleaners
barber shop	drug store	bakery
day care center		

Vacant Buildings

All vacant commercial buildings within the Woodlawn-Liberty plan boundaries must be well maintained. The property owner will be responsible for trash removal, grass cutting and the general appearance of vacant properties. Property owners are responsible for putting up window displays where large plate windows exist to reduce the visual impact of a vacant building.

Access

All new development and redevelopment of commercial properties shall have shared access or provide for alternate shared access.

Signage: The following standard shall apply to all signs within the WLC district.

Free-Standing Sign:

- Signs less than 15 ft. from roadway within a planting strip shall be no higher than 6 ft. and not greater than 40 sq. ft. in area.

APPENDIX B (cont.)

- Signs located 15-20 ft. from roadway may be 15 ft. in height and not greater than 60 ft. in area.
- Signs located farther than 20 ft. from roadway should be no higher than 15 ft. and not have an area greater than 60 sq. ft.
- No more than three (3) ground signs should be allowed for each commercial complex, with no two (2) signs closer than 200 ft.

Wall Signs

- All store units in a single building or complex must present a uniform design and placement of signs. Signs and cutout letters should not project above roof or canopy lines. Three (3) ft. of sign area is permitted for every 10 feet of wall length. Letters should not exceed 18 in. in height.

Public Directional Signs

- Each commercial node may have directional signs with specially designed logos at designated entrance points.

Streetscape

From the edge of curb line a 20 ft. streetscape should be provided that includes a 6 ft. sidewalk to the street and a 14 ft. landscape area. Streetscape should be in compliance with the streetscape policy of Baltimore County.

APPENDIX C

WOODLAWN/LIBERTY COMMUNITY PLAN
LIST OF HISTORIC SITES

<u>Site</u>	<u>Maryland Historical Site No.</u>
Milford Mill Ruin	
Campfield A.M.E. Church	2197
John R. Wilhelm House	2072
Milford Meadows	389
Berman House	2471
Jamison Powder Mill House	2243
St. Lukes M.E. Church	2420
Rising Sun Parsonage	2465
Timanus-Dunn House	2474
Zimmerman House (W)	2468
Zimmerman House (E)	2467
Fenker House	2473
Beverly Manor	2463
Beverly Manor Coach House	2464
Smith Cemetery	2475
Burk House	2469
Woodlawn Abbey	2472
Powhatan Factory Outbuilding	2103
Woodlawn School House	2105
Powhatan Factory Chapel	2104
Greystone	2466
Lorraine Cemetery Gate House	2225
St. Mary's Episcopal Church	30
Mount Alto	2419

WOODLAWN/LIBERTY COMMUNITY PLAN

APPENDIX D

WOODLAWN/LIBERTY COMMUNITY PLAN
ADVISORY GROUP MEETINGS

<u>Date</u>	<u>Place</u>	<u>Subject</u>
November 29, 1990	Milford Mill	Kick-off Meeting High School
January 16, 1990	Towson	Overview of Background Data (Ervin McDaniel)
January 31, 1990	Towson	Academic Research (Dr. E. Tillman, Morgan State; Dr. E. Orser, UMBC; Mr. R. Vassar, Baltimore Neighborhoods, Inc.; Dr. K. Barowski, Towson State; Mr. S. Brower, UMCP; Dr. E. Eff, MD. Dept. of Housing and Community Development; and Ms. L. Leaf, Long Island Community Resources Board)
February 6, 1990	Woodlawn Comm. Center	Strengths and Weaknesses (Ervin McDaniel)
February 20, 1990	Woodlawn Comm. Center	Government Services (Amy Johanson, Community Development) (Ervin McDaniel, OPZ)
March 6, 1990	Woodlawn Comm. Center	Aging and Historic Preservation (Joe Coffey, Dept. of Aging; John McGrain, OPZ)
March 20, 1990	Liberty Family Resource Ctr.	Education (Ms. E. Chatmon and James E. Kraft, Dept. of Education)
April 3, 1990	Woodlawn Comm. Center	Environmental Resource (Don Outen and Robert Ryan)
		Recreation and Parks (Paul Carr and Craig Linthicum)
April 17, 1990	Woodlawn Comm. Center	Crime and Drugs (Cpt. Schwartz and Off. Scott, Police Dept.; Mike Gimbel, Substance Abuse)

WOODLAWN/LIBERTY COMMUNITY PLAN

APPENDIX D (cont.)

May 1, 1990	Woodlawn Comm. Center	Housing (Amy Johanson, Dept. of Community Development)
May 15, 1990	Woodlawn Comm. Center	Overview of County-wide Data (Ervin McDaniel, OPZ) Sub-Committee Meetings*
June 6, 1990	Woodlawn Comm. Center	Sub-Committee Meetings*
June 20, 1990	Woodlawn Comm. Center	Sub-Committee Meetings
July 17, 1990	Woodlawn Comm. Center	Sub-Committee Reports
November 15, 1990	Woodlawn Comm. Center	Plan Preparation Working Meeting

* Sub-Committees: Crime and Drugs, Education, Image and Land-use.

APPENDIX EAPPROVED DEVELOPMENT PLANS

Residential Plans & Plats

Minor Sub-divisions

<u>Name</u>	<u>Type</u>	<u># Lots</u>	<u>Tract</u>	<u>Status</u>
Security at Ingleside	SFD	1	401102	App. CRG
Fair, Charles	SFD	2	401102	Recorded by deed
Gerahty, Patrick	SFD	2	401102	" "
Talbott, Virginia	SFD	2	4012	Plat (app.)
Windsor, Terrace	SFD	2	4012	" "
Powhatan	SFD	2	402403	" "
Waskey, Eric	SFD	1	402404	Deed
Kellner, George	SFD	3	402405	Plat (Rec'd)
Bobo, Clifford	SFD	2	402304	Deed
Long, Jeane	SFD	3	402405	Deed
Villa Nova	SFD	1	4031	AM: Plat (Rec'd)
Hawkins, Sarah	SFD	2	403201	Plat (Rec'd)
Gordon, Ethel	SFD	2	403202	
Stream Wood	SFD	82	4012	Amend Plat Recorded
Featherbed Terrace	SFD	14	402405	Plat Recorded
Lawnwood	SFD	79	402404	Plat Recorded
Lawnwood	SFD	61	402404	Plat Recorded
St. Lukes Estates	SFD	44	402304	Plat Recorded
Woodlawn Manor	SFD	19	402404	Plat Recorded
Kellner, George	SFD	4	402405	Plat Recorded
Featherbed	SFD	34	402405	Plat Recorded
Windsor Crest	SFD	18	402304	App. CRG
Windsor Mill Manor	SFD	43	402404	App. CRG
St. Lukes Station	SFD	3	402404	Plan Approved
St. Lukes Station	TH	24	402404	Plan Approved
Kelox West	SFD	29	402403	App. CRG
Kelox West	Semi-Det	74	402403	App. CRG
Ameen	SFD	17	402405	Plan Filed
Mahogany	SFD	49	402405	Plan Filed
Prince George's Clse	TH	19	402305	CRG App.
Schneider Property	SFD	9	402404	CRG App.

Total

622

APPENDIX E (cont.)APPROVED DEVELOPMENT PLANS (cont.)

Non-Residential Plans and Plats

<u>Name</u>	<u>Type</u>	<u>Ac</u>	<u>Tract</u>	<u>Status</u>
Meadows Ind. Park	Ind.	.4	401102	Amend Pt Rec
Meadows Ind. Park	Ind.	8.2	401102	Amend Pt Rec
Greater Eastern Holgo	Ind.	3.2	401102	Pt. Rec.
Pace Service Court	Comm/Ind.	20.1	401102	Pt. Rec.
Security Mini Warehouse	Ind.	4.1	401102	App. CRG
Shell Oil Station	Comm.	.7	401102	App. CRG
Knights Inn	Comm.	5.9	401102	App. CRG
Macedonia Apostolic Faith Church	Church	5.0	402405	Plat Recorded
Woodlawn Police Station	Public	6.4	4012	Plat Recorded
Woodlawn Vol. Fire Co.	Office	.6	402405	Filed CRG
Milford Industrial Park	Ind.		403201	Plat Recorded
Augsburg Lutheran Church	Inst.	51.7	4031	Plat Recorded

APPENDIX F

CRIME/DRUGS SUBCOMMITTEE REPORT

A. Crime

1. Prevention

a. Residential Security Program

This comprehensive program to control crime in Baltimore County consists of three (3) parts: 1) Neighborhood Watch, which is a comprehensive, yet simple, program aimed at rejuvenating community awareness; 2) Operation Identification, which involves marking valuables with one's Maryland driver's license number; and 3) the Home Security Survey phase, which entails informing the residents of methods of improving the physical security of their homes.

b. Block Parties and Pot Luck Dinners

These informal gatherings can be used to acquaint neighbors with each other so as to increase the cohesion of the community. Community contacts can be made and communication enhanced between neighbors. Neighbors can identify strangers in the area and become aware of unusual patterns of behavior, if they are in regular contact with each other.

c. Joblink Program

The Office of Employment and Training of the Office of Community Development.

This comprehensive program to provide training to unemployed and underemployed Baltimore County citizens can be utilized as a tool in the prevention of crime. It offers low income family members or recently laid-off citizens the choice of nine (9) different training programs: 1) machine tools; 2) bookkeeping; 3) computer operations; 4) printing trades; 5) office occupations; 6) drafting; 7) electronics technology; 8) maintenance technology; and 9) construction crafts. In addition, the program provides an on-the-job training program as well as job search techniques. Since poverty is well known as a force which drives crime, this program should be well publicized.

d. The P.A.L. Program

The Baltimore County Police Athletic League (P.A.L.) attempts to improve youth's attitudes toward police

APPENDIX F (cont.)

officers by providing them with positive role models and by offering youth-related crime prevention activities. The Campfield P.A.L. Center at 6834 Alter Street serves the Woodlawn-Liberty Road study area. Membership is open to all residents from 7-17 years of age. The center offers a variety of free programs and activities, including a recreation section so that participants can enjoy table tennis, billiards, video games, and other forms of entertainment. In addition, P.A.L. offers tutorial sessions, craft programs, and other activities designed to build the youth's confidence and self-esteem.

Since funding for a more local based center is not available at this time, transportation arrangements to Campfield from the Woodlawn Village Center is recommended.

e. Community Association or Church-sponsored Youth-Operated Businesses

Collection of aluminum cans for recycling, or "handy man" jobs done for senior citizens could be operated by youths and volunteer adults. The money generated could be used to provide weekly teen dances/pizza parties at St. Lukes Church (Pastor Davis - 944-4111) in the Woodlawn Village Center or in Woodlawn Elementary School. Possibly donations of Orioles or Blast game tickets could be distributed as bonuses for exceptional work.

f. Expansion of Baltimore County Recreation and Parks Programs

In the 1990 summer season, a 6-week program of tennis camp was offered at Woodlawn for ages 9 and up. A summer recreation program for ages 5-15 years of age is being offered at Woodlawn Elementary School Recreation Center, and teens from Woodlawn can enter a Baltimore City basketball league. More programs, possibly with the help of community volunteers, are needed, especially for teens.

2. Break the Cycle

a. The New Woodlawn Police Station

A new Woodlawn police station is being constructed in the village center. This police presence adds security to the area. In addition, it encourages stability within the work force.

APPENDIX F (cont.)

b. Police Notification

When suspicious behavior is identified, police can be notified at the following numbers:

- (1) Emergency - 911
- (2) Non-emergency - 887-1340
- (3) 24-hour answering service - 298-0452

This contact should be kept confidential so as to protect citizens and encourage calls.

c. Volunteer Citizens Patrol

These patrols have been shown to be most effective in fighting crime in adjacent communities. The success of the nationally recognized Northwest Citizen's Patrol in the Park Heights area of Baltimore City has shown that a community-organized patrol can reduce crime drastically. By enlisting volunteers to patrol the community each evening and radio any signs of suspicious behavior to the police, the community is now one of the safest places in the area. Not only has "real" crime decreased but the perception of the area as safe and the peace of mind of the residents has increased accordingly. Dr. Rusty White or Mr. Matt Hochberg of the Northwest Citizen's Patrol can be contacted for information on organizing a patrol at 664-NWCP.

d. Petitions

Signatures can be collected to petition the county for additional lighting and tree trimming in crime-sensitive areas.

e. Family Counseling

Family counseling for the treatment of child abuse and drug and alcohol problems can be emphasized. These social problems are at the root of much crime. Every effort to provide recognition and treatment of these problems should be promoted.

B. Drugs and Alcohol

1. Prevention

a. Education

- (1) The Students Against Driving Drunk (S.A.D.D.) chapters can be supported. This organization, under the direction of the Baltimore County Office

APPENDIX F (cont.)

of Substance Abuse, has grown to one of the strongest S.A.D.D. organizations in the nation, with a chapter in each of the area's twenty-one high schools. Throughout the year, S.A.D.D. students work to keep the "Don't Drink and Drive" message alive in their community. The group also works to raise awareness about the problems of substance abuse in general.

- (2) The Drug Abuse Resistance Education (D.A.R.E.) program can be supported. This fourteen-lesson curriculum which avoids scare tactics and focuses on developing critical thinking skills to resist the pressure to use drugs is given to seventh graders throughout the community. Discussions and role playing are used to encourage children to understand how and when to turn down drug offers from their friends (and sometimes family) in a way that preserves their social standing.

- (3) Churches and community associations may be utilized to provide information to adults on the facts about drug use within the community. The Baltimore County Office of Substance Abuse (887-3823) can be contacted for educational materials and guidance.

- (4) Formation of peer groups can be initiated.

Peer groups for adults and youths may be formed for the purpose of communication within the groups and between them.

- (5) Peer helpers can be trained to work in the community.

These specially trained teenagers assist adult counselors in helping other teenagers deal with problems. These peer-helping programs are based on the premise that teenagers are uniquely qualified to understand and to talk to other teenagers.

2. Break the Cycle

a. Treatment

Treatment in the community is available at a satellite office of the Baltimore County Substance Abuse Treatment Program in Catonsville; First Step, Inc. at 8303 Liberty Road, Randallstown; Alcoholics and Narcotics Anonymous and Al-Anon and Nar-Anon meetings; and private counseling.

APPENDIX F (CONT.)

In addition, a Driving While Intoxicated (DWI) court-mandated treatment program is located at St. Luke's Church on Gwynn Oak Avenue.

It is recommended that an additional satellite office of the Baltimore County Substance Abuse Treatment Program be opened in the Woodlawn area to provide family-oriented treatment of drug and alcohol abuse.

APPENDIX G

1990 CENSUS UPDATE

POPULATION

Population Change

During the two decades from 1970 through 1990, the population in Baltimore County increased by 71,725 persons or a 12 percent change. The population within the Woodlawn/Liberty Community Plan area experienced a decrease in population during that same twenty year time period (-2,423 or a 8 percent change). While Baltimore County gained 3586 persons per year over that 20 year period, the population within the plan is decreased by 121 persons per year.

An examination of the individual census tracts in the plan area reveals that the majority of the area experienced a decrease in population. That population lost range from -3 percent change in Milford (4023.05) to a -42 percent change in Colonial Park (4011.02) during the two decades. Featherbed (4024.05), Woodmoor (4023.04) and Essex (4024.04) experienced an increase in population (4.4, 4.6 and 26.3 percent change respectively).

Most of the population lost in the plan area may be attributed to the decreasing household size within the plan area. This trend is also reflective of the County-wide trend of decreasing household sizes. The household size in both the County and the plan area has been decreasing since 1970.

Population By Race

In 1990, 85,451 persons or 12 percent of the population in Baltimore County were of African Ancestry. During the twenty year period from 1970 to 1990, the African-American population increased by 65,896 or 3,295 persons per year. Within the plan area, 18,123 persons or 66 percent of the population were African-Americans and 14,218 or 33 percent were white-Americans. The African-American population in the plan area increased by 15,770 or 786 persons per year, while the white-American population decreased by -18,487 or -924 persons per year for the period between 1970 and 1990.

The African-American population in the plan area more than tripled during the 20 year period (670 percent change). That population increased by 465 percent change from 1970 to 1980 while showing only a modest increase from 1980 to 1990 (36 percent change). The percent of African-Americans in the plan area range from 29 percent in Woodlawn (4012) to 89 percent in Essex (4024.04).

WOODLAWN/LIBERTY COMMUNITY PLAN

APPENDIX G (CONT.)

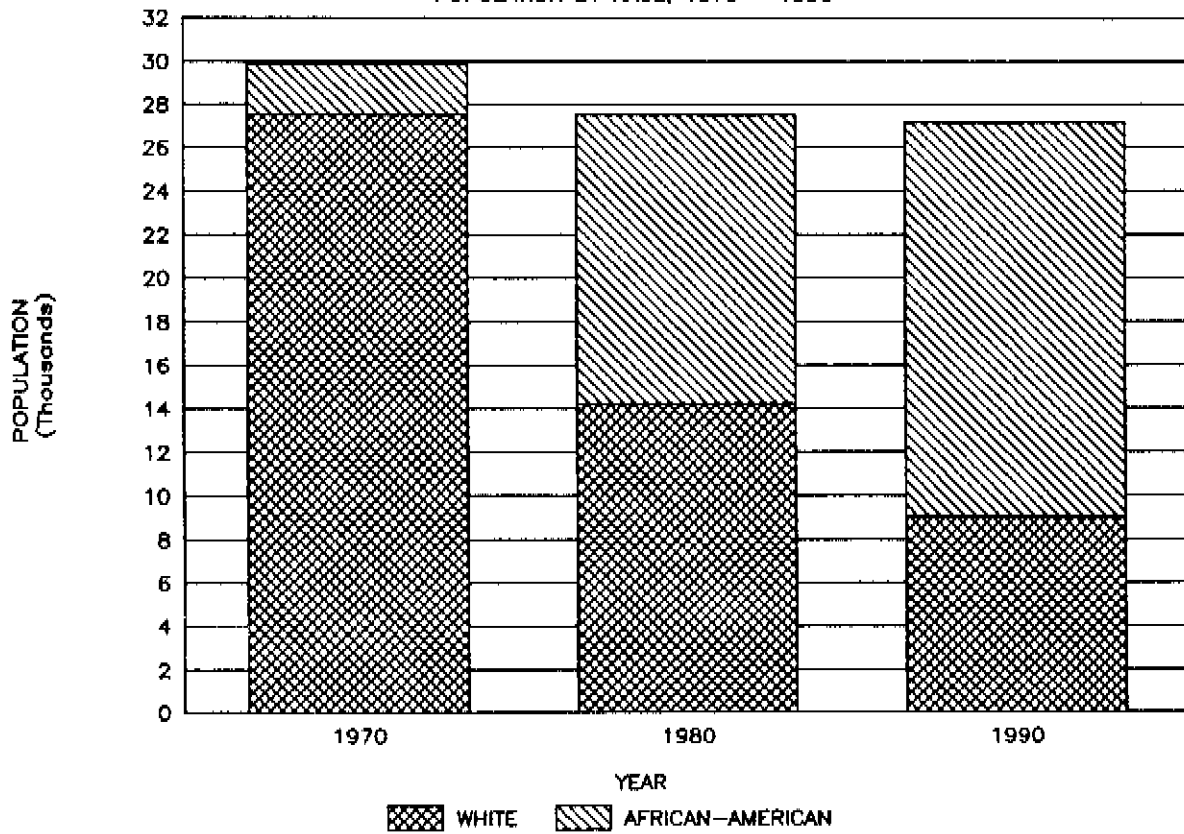
TABLE 1. WOODLAWN / LIBERTY COMMUNITY PLAN
POPULATION GROWTH, 1970 - 1990

COUNTY	1970	1980	1990	ABSOLUTE	PERCENT
TOTALS	620409	655615	692134	71725	11.0%
CENSUS TRACTS	1970 TOTAL POPULATION	1980 TOTAL POPULATION	1990 TOTAL POPULATION	ABSOLUTE DIFFERENCE IN POP (1970-1990)	PERCENT DIFFERENCE IN POP (1970-1990)
1 4011.02	1477	926	853	-624	-42.2%
2 4012.00	3422	2989	2853	-569	-16.6%
3 4023.04	3802	4222	3975	173	4.6%
4 4023.05	1928	1937	1873	-55	-2.9%
5 4024.03	2658	2395	2198	-460	-17.3%
6 4024.04	4176	4405	5274	1098	26.3%
7 4024.05	2854	2975	2981	127	4.4%
8 4031.00	3293	2414	2261	-1032	-31.3%
9 4032.01	3539	3113	2945	-594	-16.8%
10 4032.02	2789	2404	2302	-487	-17.5%
TOTALS	29938	27780	27515	-2423	-8.1%

SOURCE: U. S. CENSUS AND REGIONAL PLANNING COUNCIL

WOODLAWN/LIBERTY COMMUNITY PLAN
APPENDIX G (CONT.)

GRAPH 2. WOODLAWN / LIBERTY PLAN
POPULATION BY RACE, 1970 - 1990



WOODLAWN/LIBERTY COMMUNITY PLAN
APPENDIX G (CONT.)

TABLE 2A. WOODLAWN / LIBERTY COMMUNITY PLAN
POPULATION BY RACE, 1970 - 1990

CENSUS TRACTS	1970 WHITE POPULATION	1980 WHITE POPULATION	1990 WHITE POPULATION	WHITE POPULATION CHANGE	1970 AFRICAN AMERICAN POPULATION	1980 AFRICAN AMERICAN POPULATION	1990 AFRICAN AMERICAN POPULATION	AFRICAN AMERICAN POPULATION CHANGE
1 4011.02	1399	773	538	-861	64	144	301	237
2 4012.00	3378	2683	2006	-1370	30	302	819	789
3 4023.04	3057	949	460	-2597	720	3244	3483	2763
4 4023.05	1854	1278	776	-1078	67	635	1060	993
5 4024.03	2223	757	389	-1835	418	1610	1777	1361
6 4024.04	3992	1000	498	-3164	483	3384	4706	4223
7 4024.05	2985	1851	1308	-1359	155	1090	1624	1469
8 4031.00	3251	2196	1509	-1742	23	198	714	691
9 4032.01	3481	1627	946	-2535	189	1552	1973	1804
10 4032.02	2555	1224	609	-1946	226	1160	1666	1440
TOTALS	27523	14218	9036	-18487	2353	13297	18123	15770
COUNTY TOTALS >	599027	590283	587898	-11129	19555	53955	85451	65896

SOURCE: U.S. CENSUS

Population By Age

In 1990, there were 101,162 persons under 18 years of age in Baltimore County. That figure represents 15 percent of the population for the County. Within the Woodlawn/Liberty Community Plan are 6,279 persons or 23 percent of the population was under 18 years of age. The percentage within the plan area ranged from 17 percent in both Colonial Park and Villa Nova to 27 percent in Essex.

Housing Unit Growth

Between 1970 and 1990, the housing stock in Baltimore County increased by 91,746 units or 48 percent change. Within the plan area, the housing stock increased by 1,132 units or a 12 percent change during that same time period. Essex (4024.04) and Woodmoor (4023.04) experienced the greatest growth in housing units (564 and 385 units respectively). Several areas within the plan area experienced a loss in housing units. Colonial Park (4011.02) experienced the greatest loss in housing units during 1970 to 1990 (-156 units or a 27 percent change).

Implications

If the above trends continue, Baltimore County will be faced with a number of critical issues in order to stabilize this community in the future. These issues will focus on the following:

Population Decline - The population in the plan area has been decreasing over the past twenty years. If this area continues to experience a decline in population, the County will be faced with balancing the delivery of service to a smaller population base at a higher dollar cost. This declining population pace will also have an effect on overall school enrollment and classroom size.

Racial Change - Drastic changes in the racial make-up of the plan area has caused the community to be concerned about their future. There is the belief that because the community is predominately African-American, County services to the community will decrease and the community will be the recipient of unwanted facilities. Both the County and the community must work together in order to prevent this perception from becoming a reality. The County must establish policies and programs that will ensure the existence of this community as a viable integrated stable community.

Youth Population - The large number of young people in this community indicated that the recreational facilities in this area should be improved and increased.

Housing Growth - If the population of this community continues to decline and the housing production continues to increase, there is the possibility that the area may experience a high housing vacancy rate or unusually smaller household sizes.

WOODLAWN/LIBERTY COMMUNITY PLAN
APPENDIX G (CONT.)

WOODLAWN / LIBERTY COMMUNITY PLAN POPULATION BY AGE				
CENSUS TRACTS	1990 TOTAL POPULATION	1990 POPULATION UNDER 18	PERCENT POPULATION UNDER 18	
1 4011.02	853	143	16.8%	
2 4012.00	2853	643	22.5%	
3 4023.04	3975	880	22.1%	
4 4023.05	1873	413	22.1%	
5 4024.03	2198	485	22.1%	
6 4024.04	5274	1396	26.5%	
7 4024.05	2981	727	24.4%	
8 4031.00	2261	375	16.6%	
9 4032.01	2945	680	23.1%	
10 4032.02	2302	537	23.3%	
TOTALS	27515	6279	22.8%	
COUNTY TOTA	692134	101162	14.6%	

WOODLAWN/LIBERTY COMMUNITY PLAN

APPENDIX G (CONT.)

WOODLAWN / LIBERTY COMMUNITY PLAN HOUSING UNITS GROWTH, 1970 - 1990					
CENSUS TRACTS	1970 HOUSING UNITS	1980 HOUSING UNITS	1990 HOUSING UNITS	ABSOLUTE DIFFERENCE IN UNITS (1980-1970)	ABSOLUTE DIFFERENCE IN UNITS (1990-1980)
1 4011.02	582	432	426	-150	-6
2 4012.00	1111	1152	1163	41	11
3 4023.04	1072	1382	1430	310	48
4 4023.05	649	855	844	206	-11
5 4024.03	798	742	764	-56	22
6 4024.04	1705	1935	2269	230	334
7 4024.05	1067	1213	1251	146	38
8 4031.00	909	840	876	-69	36
9 4032.01	1031	1027	1053	-4	26
10 4032.02	821	816	801	-5	-15
TOTALS	9745	10394	10877	649	483
COUNTY TOTALS >	189807	243994	281553	54187	37559



Baltimore County
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