

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2022, Legislative Day No. 17

Resolution No. 43-22

Mr. David Marks, Councilman

By the County Council, October 3, 2022

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, 10-19, 73-20, 103-20, 71-21, and 12-22 to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, that the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, 10-19, 73-20, 103-20, 71-21, and 12-22, is hereby further amended as follows:

“Design Review Panel

Recommendation #1

Bill No. 50-12, approved by the Council on August 6, 2012, requires the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area. In reviewing such plans, including approval of all new construction, the Panel shall apply the guidelines set forth in the Comprehensive Manual of Development Policies and the following guidelines, as amended by Resolution 67-15:

THE PERRY HALL COMMUNITY CONSISTS OF A 3.8 MILE STRIP COMMERCIAL

CORRIDOR (MD-1, BELAIR ROAD) EXTENDING FROM MD-43, WHITE MARSH BLVD. TO HONEYGO BLVD. IT IS NOT THE INTENT TO CREATE A 3.8 MILE MAIN STREET YET RATHER CREATE A VISUALLY PLEASING AND PEDESTRIAN, TRANSIT FRIENDLY CORRIDOR. TO THIS END THE GUIDELINES REQUIRE PLACEMENT OF BUILDINGS CLOSER TO THE ROAD, LIMITING PARKING IN THE FRONT, AND PROVIDING WIDER SIDEWALKS SET BACK FROM THE STREET. THE STRICT MAIN STREET CONCEPT WITH ALL PARKING PROVIDED AT THE SIDE AND REAR OF BUILDINGS SHALL APPLY TO THOSE PORTIONS OF BELAIR ROAD AS SPECIFIED BELOW.

- New buildings should be predominantly designed with brick and oriented parallel to the road unless the front facade of the main shopping center building on the property either has painted brick or is not predominantly brick. “Predominantly” means seventy-five percent (75%) or more of the building area.
- Pedestrian amenities and landscaping shall be provided. For new construction, a landscaped strip of no less than eight feet with street trees shall be provided next to the road.
- SIDEWALKS SHOULD BE A MINIMUM OF 6 FEET IN WIDTH AND SET BACK AT LEAST 2 FEET FROM THE EDGE OF CURB PAVING. SIDEWALK ACCESS TO THE BUILDING SHOULD BE PROVIDED NOT ONLY ALONG DRIVEWAYS BUT ALSO MID-PARCEL.
- Ornamental street light poles shall be installed along Belair Road (U.S. Route 1) that duplicate the look and spacing of those constructed at Perry Hall Elementary School.
- Building entries should face the road. Storefront display windows should be included, if feasible. DECORATIVE WINDOW FEATURES SUCH AS CANOPIES SHOULD BE PROVIDED.

- PARKING.
 - If an existing building is being repurposed, parking bays should be located along the sides and rear of the lot, and only limited parking provided in the front.
 - For new construction, any buildings shall be placed as close to the road as possible, with LIMITED parking IN THE FRONT CONSISTING OF ONE-WAY AISLE WITH PARALLEL PARKING OR ONE-WAY AISLE WITH ANGLED PARKING. THE BULK OF THE PARKING SHOULD BE provided at the side or in the back.
 - THE STRICT MAIN STREET CONCEPT REQUIRING ALL PARKING PROVIDED AT THE SIDE AND REAR OF BUILDINGS SHALL APPLY TO THE FOLLOWING PORTIONS OF BELAIR ROAD.
 - BELAIR ROAD LOCATED BETWEEN JOPPA ROAD/MINTE DRIVE AND JULIET LANE.
 - BELAIR ROAD, EAST SIDE BETWEEN AND INCLUDING 8715 TO BLAKELY AVENUE.
- Commercial buildings that are located near a residential neighborhood should respect the scale and character of the surrounding neighborhood. Buildings shall meet the same height and setback requirements as required by adjoining single-family homes.
- Signage should be integrated with the building design. Freestanding signs are not permitted; groundmounted signs are encouraged. For gasoline/service stations and convenience stores, signage should be of a groundmounted, monument style with a brick facade and no taller than four feet in height.
- Loading docks and delivery areas should be provided at the rear of the buildings and screened with walls that match the style of the buildings and landscaping.
- Dumpsters and drive-thru windows should be located and positioned at the rear of the building

and screened to the appropriate surrounding neighborhood.”

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2022, Legislative Day No. 3

Resolution No. 12-22

Mr. David Marks, Councilman

By the County Council, February 7, 2022

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, 10-19, and 71-21 to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, that the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, 10-19, and 71-21, is hereby further amended as follows:

1. On page 5 of the Plan, add Recommendation #3 as follows:

Recommendation #4: A resolution of the County Council approving a Planned Unit Development proposed within the Perry Hall Community Plan area pursuant to § 32-4-242(d)(2) may amend or modify the densities density of such a residential development by a maximum of 20 percent over the underlying zoning, ~~so long as~~ provided that the development is not an age-restricted senior housing development.

Background: The Master Plan 2020 designates Perry Hall as a Community Conservation area, stating such areas “generally consist of lower to moderate density

suburban residential neighborhoods ... [that are] served with public water and sewer service.” Master Plan 2020 was adopted after the Perry Hall Community Plan was largely completed. Since 2010, Planned Unit Developments have advanced in Perry Hall to largely accommodate age-restricted housing. These include the Brightview Perry Hall, Chapel Springs, and Gerst Farm projects.

Baltimore County has a four-year Comprehensive Mapping and Zoning Process (CZMP) that provides for a great deal of community input for regularly updating the County’s zoning. The CZMP is the best planning and development process to establish base zoning and density, with development guided by the County’s Adequate Public Facilities Ordinance (APFO).

Targeted Date of Completion: Ongoing

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect and shall apply to any Planned Unit Development proposed within the Perry Hall Community Plan area from the date of its passage by the County Council;

AND BE IT FURTHER RESOLVED, that the amendment to the Perry Hall Community Plan adopted herein shall only apply to any concept plan filed after the effective date of this Resolution.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2021, Legislative Day No. 10

Resolution No. 71-21

Mr. David Marks, Councilman

By the County Council, May 27, 2021

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, and 10-19, to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, that the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, and 10-19, is hereby further amended as follows:

1. On page 5 of the Plan, add Recommendation #3 as follows:

Recommendation #3: Incorporate additional buffers, through traditional development processes or alternative methods, when existing communities desire to limit automatic connectivity to a proposed new development.

Background: As stated in the Master Plan 2020, the flexibility provided by alternative development processes can be an important tool in reacting to the changing market needs and responding to community concerns. Centralized open space and automatic connectivity to adjoining communities need not be incorporated into the site

layout of a new development where existing adjacent communities do not desire vehicular or pedestrian connections, and where these communities would prefer additional buffers – rather than providing open spaces – to serve as focal points and informal gathering areas for the proposed community.

Targeted Date of Completion: Ongoing

2. On page 7 of the Plan, add the following as a bullet under Recommendation #1:
 - **Prioritize traffic signalization at key parts of the Honeygo Boulevard, including at Joppa View Elementary School and points to the north. If traffic signals are not warranted due to engineering standards, pursue innovative approaches to slow speed and improve safety.**

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 22

Resolution No. 103-20

Mr. David Marks, Councilman

By the County Council, September 21, 2020

A RESOLUTION of the Baltimore County Council to clarify and amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, the County Council wishes to clarify and amend the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, 10-19, and 73-20 to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, 10-19, and 73-20 is hereby further amended as follows:

“Design Review Panel

Recommendation #1:

Bill No. 50-12, approved by the Council on August 6, 2012, requires the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area. In reviewing such plans, including approval of all new construction, the Panel shall apply the guidelines set forth in the Comprehensive Manual of Development Policies and the following guidelines, as amended by Resolution 67-15:

- New buildings should be predominantly designed with brick and oriented parallel to the road unless the front façade of the main shopping center building on the property either has painted brick or is not predominantly brick. “Predominantly” means seventy-five percent (75%) or more of the building area.
- Pedestrian amenities and landscaping shall be provided. For new construction, a landscaped strip of no less than eight feet with street trees shall be provided next to the road.
- Ornamental street light poles shall be installed ALONG BELAIR ROAD (U.S ROUTE 1) that duplicate the look and spacing of those constructed at Perry Hall Elementary School.
- Building entries should face the road. Storefront display windows should be included, if feasible.
- If an existing building is being repurposed, parking bays should be located along the sides and rear of the lot, and parking should not be provided in the front. For new construction, any buildings shall be placed as close to the road as possible, with parking provided at the side or in the back.
- Commercial buildings that are located near a residential neighborhood should respect the scale and character of the surrounding neighborhood. Buildings shall meet the same height and setback requirements as required by adjoining single-family homes.
- Signage should be integrated with the building design. Freestanding signs are not permitted; groundmounted signs are encouraged. For gasoline/service stations and convenience stores, signage should be of a groundmounted, monument style with a brick façade and no taller than four feet in height.

- Loading docks and delivery areas should be provided at the rear of the buildings and screened with walls that match the style of the buildings and landscaping.
- Dumpsters and drive-thru windows should be located and positioned at the rear of the building and screened to the surrounding neighborhood.”

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 17

Resolution No. 73-20

Mr. David Marks, Councilman

By the County Council, July 6, 2020

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, and 10-19 to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, and 10-19 is hereby further amended as follows:

“Design Review Panel

Recommendation #1:

Bill No. 50-12, approved by the Council on August 6, 2012, requires the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area. In reviewing such plans, INCLUDING APPROVAL OF ALL NEW CONSTRUCTION, the Panel shall apply the guidelines set forth in the Comprehensive Manual of Development Policies and the following guidelines, as amended by

Resolution 67-15:

- New buildings should be predominantly designed with brick and oriented parallel to the road UNLESS THE FRONT FAÇADE OF THE MAIN SHOPPING CENTER BUILDING ON THE PROPERTY EITHER HAS PAINTED BRICK OR IS NOT PREDOMINANTLY BRICK. “PREDOMINANTLY” MEANS SEVENTY-FIVE PERCENT (75%) OR MORE OF THE BUILDING AREA.
- Pedestrian amenities and landscaping ~~are strongly encouraged~~ SHALL BE PROVIDED.
For new construction, a landscaped strip of no less than eight feet with street trees shall be provided next to the road.
- ORNAMENTAL STREET LIGHT POLES SHALL BE INSTALLED THAT DUPLICATE THE LOOK AND SPACING OF THOSE CONSTRUCTED AT PERRY HALL ELEMENTARY SCHOOL.
- Building entries should face the road. Storefront display windows should be included, if feasible.
- If an existing building is being repurposed, parking bays should ~~ideally~~ be located along the sides and rear of the lot, and parking should ~~be minimized~~ NOT BE PROVIDED in the front. For new construction, any buildings shall be placed as close to the road as possible, with parking ~~concentrated in the back and no more than one row of parking allowed in the front~~ PROVIDED AT THE SIDE OR IN THE BACK.
- Commercial buildings that are located near a residential neighborhood should respect the scale and character of the surrounding neighborhood. BUILDINGS SHALL MEET THE SAME HEIGHT AND SETBACK REQUIREMENTS AS REQUIRED BY ADJOINING SINGLE-FAMILY HOMES.

- Signage should be integrated with the building design. Freestanding signs are ~~discouraged~~ NOT PERMITTED; groundmounted signs are encouraged. For gasoline/service stations AND CONVENIENCE STORES, signage should be of a groundmounted, monument style with a brick façade AND NO TALLER THAN FOUR FEET IN HEIGHT. [For convenience stores, signage should be of a monumental style only].
- Loading docks and delivery areas should be PROVIDED AT THE REAR OF THE BUILDINGS AND screened with walls that match the style of the buildings and landscaping.
- Dumpsters and drive-thru windows should be located and positioned ~~in a way that is the least obtrusive~~ AT THE REAR OF THE BUILDING AND SCREENED to the surrounding neighborhood.”

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2019, Legislative Day No. 1

Resolution No. 10-19

Mr. David Marks, Councilman

By the County Council, January 7, 2019

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolutions 61-12 and 67-15, to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan, as amended by Resolutions 61-12 and 67-15, is hereby further amended as follows:

1. On page 7 of the Plan, amend Recommendation #2 as follows:

Recommendation #2: Complete Phase 1 of the County-Designated Perry Hall Boulevard Trail, ALSO KNOWN AS THE NORTHEAST TRAIL.

Baltimore County now calls the Perry Hall Boulevard Trail THE NORTHEAST TRAIL. This trail would link the Beaconsfield Road area with White Marsh and Overlea. This initial segment could actually serve as “Phase 1” of a longer trail that might possibly extend to Ebenezer Road

and beyond. The PHIA recommends renaming this the Northeast Trail since it is a regional pathway that extends beyond Perry Hall Boulevard.

IN ORDER TO FACILITATE COMPLETION OF THE NORTHEAST TRAIL, AS A CONDITION OF DEVELOPMENT OF A PROPERTY WHICH IS LOCATED IN AN AREA WHERE GAPS EXIST IN OR ALONG THE TRAIL, REQUIRE THE OWNER OR DEVELOPER OF SUCH A PROPERTY TO “FILL IN” AND EXTEND THE TRAIL ON THEIR PROPERTY IN A MANNER THAT CONNECTS WITH AND IS COMPARABLE TO THE EXISTING TRAIL.

Targeted Date of Completion: Within two years of adoption of Plan.

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2015, Legislative Day No. 13

Resolution No. 67-15

Mr. David Marks, Councilman

By the County Council, August 3, 2015

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, on September 4, 2012, the County Council amended the Perry Hall Community Plan in order to provide guidelines for the review by the Design Review Panel of nonresidential plans in the Perry Hall Revitalization Area (Resolution 61-12); and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolution 61-12, to provide further guidelines for Design Panel review of development plans; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan, as amended by Resolution 61-12, is hereby amended as follows:

“Design Review Panel

Recommendation #1:

Bill No. 50-12, approved by the Council on August 6, 2012, requires the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area. In reviewing such plans, the Panel shall apply the

guidelines set forth in the Comprehensive Manual of Development Policies and the following guidelines:

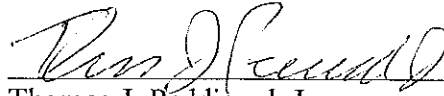
- New buildings should be predominantly designed with brick AND ORIENTED PARALLEL TO THE ROAD.
- Pedestrian amenities and landscaping are strongly encouraged. FOR NEW CONSTRUCTION, A LANDSCAPED STRIP OF NO LESS THAN EIGHT FEET WITH STREET TREES SHALL BE PROVIDED NEXT TO THE ROAD.
- Building entries should face the road. Storefront display windows should be included, if feasible.
- IF AN EXISTING BUILDING IS BEING REPURPOSED, parking bays should IDEALLY be located along the sides and rear of the lot, and parking should be minimized in the front. FOR NEW CONSTRUCTION, ANY BUILDINGS SHALL BE PLACED AS CLOSE TO THE ROAD AS POSSIBLE, WITH PARKING CONCENTRATED IN THE BACK AND NO MORE THAN ONE ROW OF PARKING ALLOWED IN THE FRONT.
- Commercial buildings that are located near a residential neighborhood should respect the scale and character of the surrounding neighborhood.
- Signage should be integrated with the building design. Freestanding signs are discouraged; groundmounted signs are encouraged. For gasoline/service stations, signage should be of a groundmounted, monument style with a brick facade. For convenience stores, signage should be of a monumental style only.
- Loading docks and delivery areas should be screened with walls that match the style of the buildings and landscaping.

- Dumpsters and drive-thru windows should be located and positioned in a way that is the least obtrusive to the surrounding neighborhood.”

SECTION 2. AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council, and shall not apply to any ~~development plan reviewed by the Design Review Panel~~ project originally reviewed at a Design Review Panel meeting prior to July 31, 2015.

READ AND PASSED this 8th day of SEPTEMBER, 2015.

BY ORDER

A handwritten signature in cursive script, appearing to read "Tom J. Peddicord, Jr.", written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 67-15

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2012, Legislative Day No. 13
Resolution No. 61-12

Mr. David Marks, Councilman

By the County Council, August 6, 2012

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, on August 6, 2012, the County Council adopted Bill 50-12 which amended Section 32-4-204 of the County Code to require the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area; and

WHEREAS, the Comprehensive Manual of Development Policies provides general guidelines for the review of nonresidential developments in the areas designated by Section 32-4-204; and

WHEREAS, the Manual also provides for the use of guidelines that are set forth in a specific community plan adopted by the County Council; and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan in order to provide guidelines for the review by the Design Review Panel of nonresidential plans in the Perry Hall Revitalization Area; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan is hereby amended as set forth on Exhibit A attached hereto.

**PROPOSED AMENDMENTS TO
THE PERRY HALL COMMUNITY PLAN
Councilman Marks**

1. Insert the following on page 21 of the Plan:

“Design Review Panel

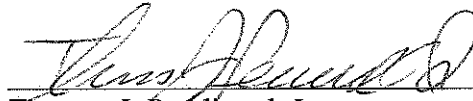
Recommendation #1:

Bill No. 50-12, approved by the Council on August 6, 2012, requires the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area. In reviewing such plans, the Panel shall apply the guidelines set forth in the Comprehensive Manual of Development Policies and the following guidelines:

- New buildings should be predominantly designed with brick.
- Pedestrian amenities and landscaping are strongly encouraged.
- Building entries should face the road. Storefront display windows should be included, if feasible.
- Parking bays should be located along the sides and rear of the lot, and parking should be minimized in the front.
- Commercial buildings that are located near a residential neighborhood should respect the scale and character of the surrounding neighborhood.
- Signage should be integrated with the building design. Freestanding signs are discouraged; groundmounted signs are encouraged. For gasoline/service stations, signage should be of a groundmounted, monument style with a brick facade.
FOR CONVENIENCE STORES, SIGNAGE SHOULD BE OF A MONUMENTAL STYLE ONLY.
- Loading docks and delivery areas should be screened with walls that match the style of the buildings and landscaping.”
- DUMPSTERS AND DRIVE-THRU WINDOWS SHOULD BE LOCATED AND POSITIONED IN A WAY THAT IS THE LEAST OBTRUSIVE TO THE SURROUNDING NEIGHBORHOOD.

READ AND PASSED this 4th day of **SEPTEMBER**, 2012.

BY ORDER

A handwritten signature in cursive script, appearing to read "Tom Peddicord", is written over a horizontal line.

Thomas J. Peddicord, Jr.

Secretary

ITEM: **RESOLUTION 61-12**

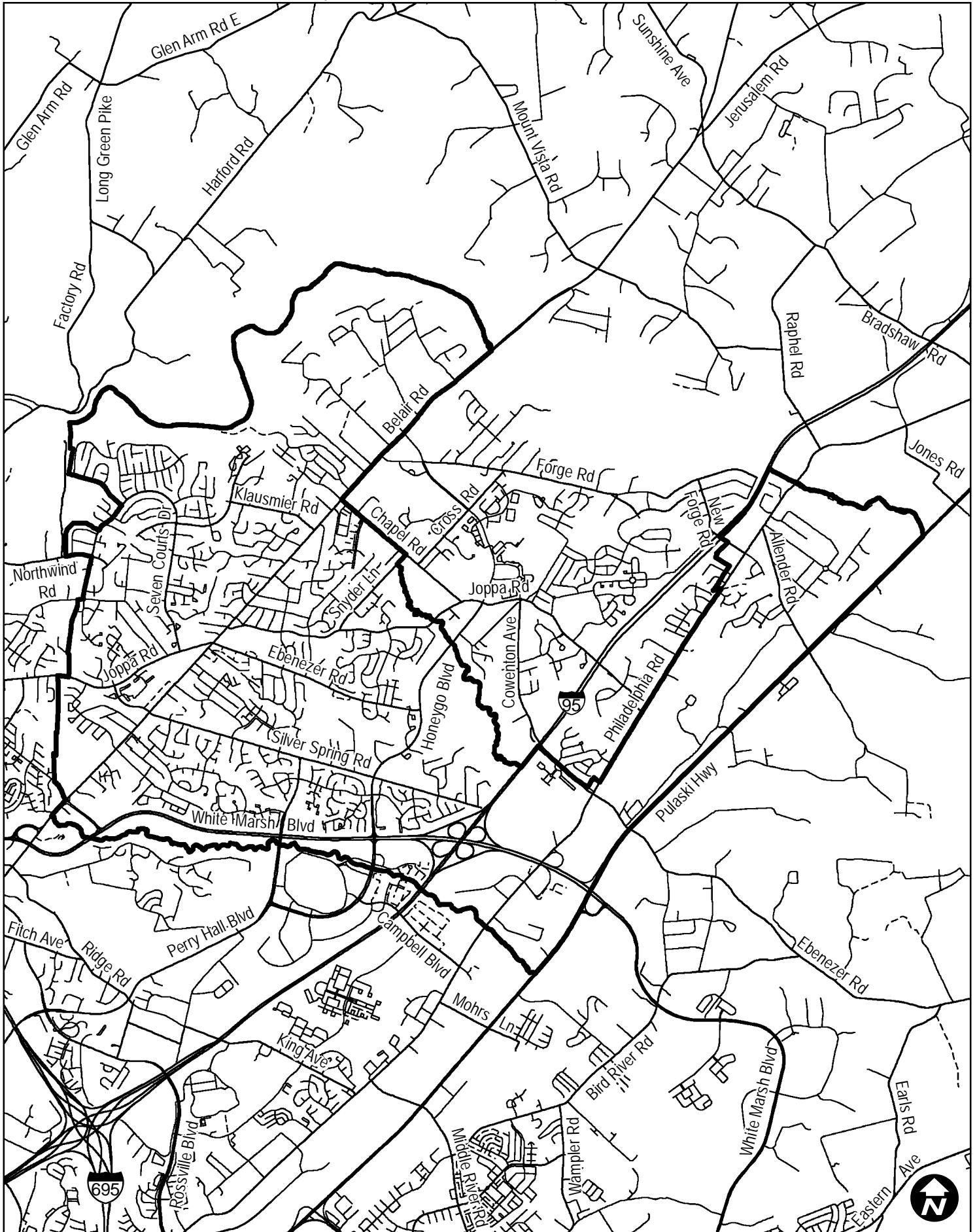


THE PERRY HALL COMMUNITY PLAN

**ADOPTED BY
THE BALTIMORE COUNTY COUNCIL**

FEBRUARY 22, 2011

Perry Hall Community Plan Area



0 4,500 9,000 13,500 Feet



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2011, Legislative Day No. 3

Resolution No. 13-11

Councilmembers Marks & Bevins

By the County Council, February 7, 2011

A RESOLUTION of the Baltimore County Council to adopt the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2020 on November 15, 2010; and

WHEREAS, the County Council asked the Planning board to prepare a Perry Hall Community Plan (Resolution 104-08); and

WHEREAS, the Perry Hall Community Plan was prepared in close cooperation with the Perry Hall Community Plan Steering Committee; and

WHEREAS, the Plan was the subject of a public hearing by the Planning Board and was adopted by the Board on November 18, 2010; and

WHEREAS, the County Council held a public hearing on the recommended Perry Hall Community Plan on January 18, 2011.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Perry Hall Community Plan, as amended, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 2020 to be a guide for the development of the Perry Hall Community area, subject to such further modifications as deemed advisable by the County Council.

**PROPOSED AMENDMENTS TO THE
PERRY HALL COMMUNITY PLAN**
Councilmembers Marks & Bevins

- (A) On page 1, in the first line of the first paragraph under "Purpose of the Plan", strike "1st" and substitute "1"; in the first line of the second paragraph, after "passed" insert a comma.
- (B) On page 1, strike the paragraph under "Background Information" and substitute the following:
"The boundaries of the Perry Hall Community Plan are Simms and Magledt Avenues on the west; the Greater Gunpowder Falls on the north; Pulaski Highway on the east, excluding the Honeygo Plan District; and White Marsh Run on the south. Honeygo is considered part of Perry Hall, but has its own Community Plan."
- (C) On page 5, strike "CCBC" and substitute "Community College of Baltimore County; and delete, in its entirety, Recommendation #3.
- (D) On page 8, strike the first sentence under "Gunpowder View Trail" and substitute the following:
"This Community Plan endorses converting the former right-of-way for the Gunview Road extension into a trail. With the acquisition of additional land, this trail would allow hikers and bicyclists to more readily access Gunpowder Falls State Park and the Seven Courts Drive area."
- (E) On page 10, strike "ADA" and substitute "Americans With Disabilities Act"; and under Recommendation #9, underline "Targeted Date for Completion"
- (F) On page 12, delete, in its entirety, Recommendation #11.
- (G) On page 17, in the first sentence of the third paragraph under Recommendation #2, after "Gough Park site", insert "or a similar location"

(H) Insert the following after line 28:

**"KEY PARTICIPANTS IN THE DEVELOPMENT OF
THE PERRY HALL COMMUNITY PLAN"**

Perry Hall Community Plan Steering Committee

David Marks, Chair
Debra Beaty
Diane Brazil
Christopher A. Defeo
John Dingedahl
Nate Evans
Dee Hodges
William Libercci, Sr
Charles L. Marks
Rani Merryman
Bill Paulshock
Pat Pudelkewicz
Dennis Robinson
Jeffrey W. Smith

Green Infrastructure Subcommittee

Diane Brazil, Chair
Delegate Joseph Boteler
Delegate Eric Bromwell
Frances Craig
Christopher A. Defeo
Glenn Ferenschak
Paul Pudelkewicz
Steve Verch

Neighborhoods and Commerce Subcommittee

Debra Beaty, Chair
Steve Amenta
Frances Craig
Suki Deaver
Jenny King
Senator Kathy Klausmeier
William Libercci
Mark Mohr
Bill Paulshock
Pat Pudelkewicz
Alfred W. Redmer, Jr

Public and Cultural Resources Subcommittee

Rani Merryman, Chair
Ed Cindric
Frances Craig
Rosemarie Durkin
Glenn Ferenschak
Charles L. Marks
Norma Secoura
Jeffrey W. Smith
Howard Wille

Transportation and Infrastructure Subcommittee

Nate Evans, Chair
Roger Dunn
Jim Durkin
Dennis Eckard
Dee Hodges
Victoria Jenkins"

READ AND PASSED this 22ND day of FEBRUARY, 2011

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 13-11

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2008, Legislative Day No. 21

Resolution No. 104-08

Mr. Vincent J. Gardina, Councilman

By the County Council, December 1, 2008

A RESOLUTION of the Baltimore County Council requesting the Baltimore County Planning Board to prepare a community plan for the Perry Hall area of Baltimore County.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2010 on February 22, 2000; and

WHEREAS, the Master Plan places great importance upon the development of community plans for established areas of the County; and

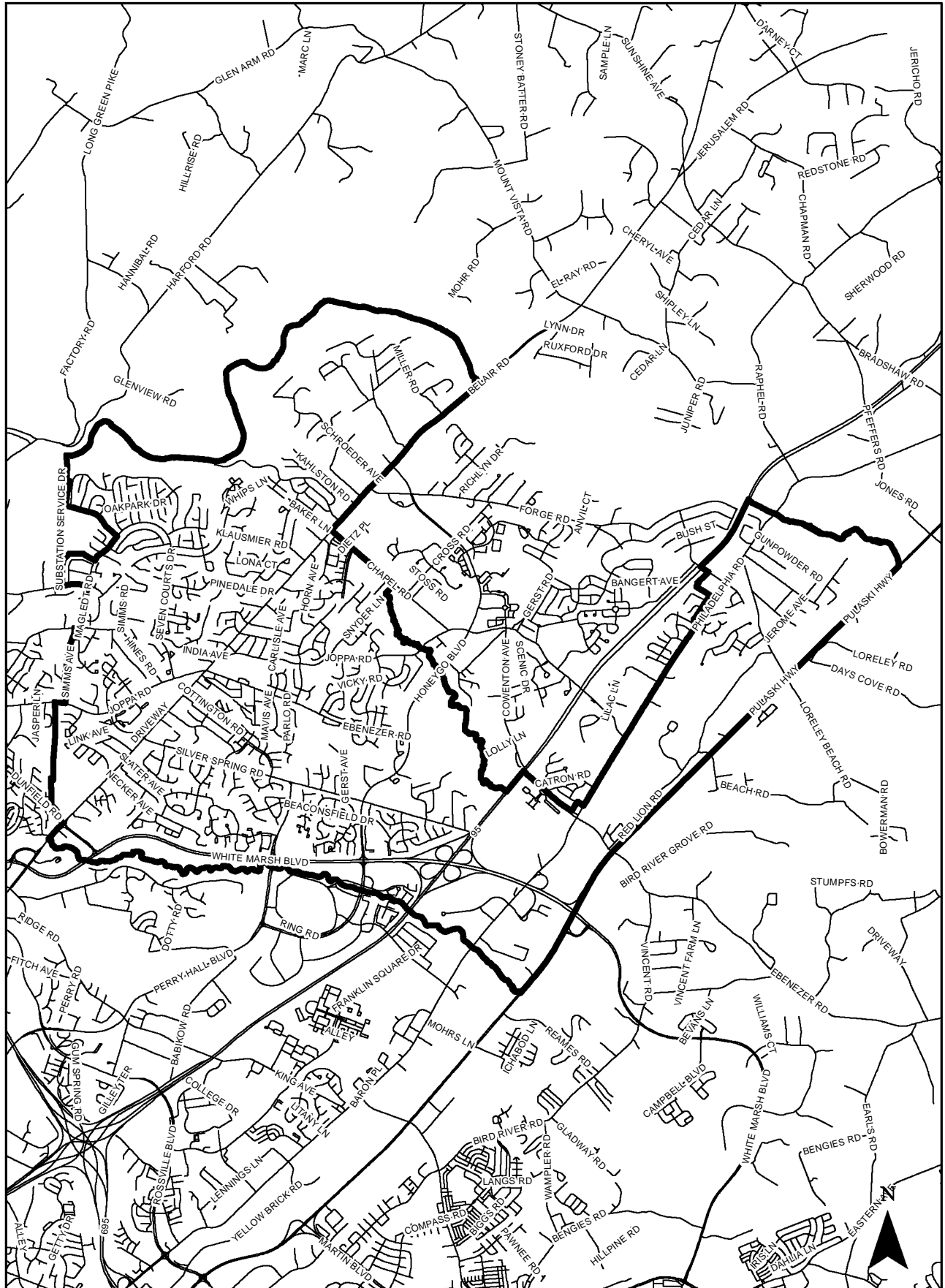
WHEREAS, the Perry Hall area of the County, as shown on the map attached hereto as Exhibit A, is a vital part of the County's Fifth Councilmanic District; and

WHEREAS, an effective community plan for the Perry Hall area will serve to promote the stabilization and improvement of the community; and

WHEREAS, the Perry Hall area has a population with the need for recreational, social, and community support requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Planning Board is requested to conduct an assessment of community needs and issues in the Perry Hall area, with full opportunity for participation by the area's citizens, businesses, organizations and institutions, and to prepare a community plan for the area, suitable for adoption by the Planning Board and the County Council as part of and an amendment to the Master Plan.

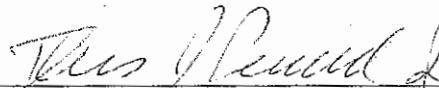
PERRY HALL COMMUNITY PLAN



0 1,875 3,750 7,500 11,250 15,000 Feet

READ AND PASSED this 1ST day of DECEMBER, 2008.

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION NO. 104-08

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I. INTRODUCTION

Purpose of the Plan

On December 1, 2008, Fifth District Councilman Vincent Gardina passed a Baltimore County Council Resolution requesting that the Baltimore County Planning Board prepare a community plan for the Perry Hall area. The resolution stated that this community plan would serve to promote the stabilization and improvement of a community that has a population with recreational, social, and community support requirements.

Since this resolution has passed, the community has attended multiple meetings and proposed recommendations to make Perry Hall a more vibrant place to live, work, and shop. The objectives and goals of this plan are based in part on the Urban County and Growth Area recommendations of the Baltimore County 2010 Master Plan. Encouraging community involvement in multi-modal transportation, transit oriented development, providing more open space and promoting walkability are essential components of this plan.

Background Information

The boundaries of the Perry Hall Community Plan are Simms and Magledt Avenues on the west; the Greater Gunpowder Falls on the North; Pulaski Highway on the east, excluding the Honeygo Plan District; and White Marsh Run on the south. Honeygo is considered part of Perry Hall, but has its own Community Plan.

VISION STATEMENT

On February 22, 2010, attendees at the Perry Hall Community Plan meeting unanimously adopted a Vision Statement for the report. The Vision Statement has two key purposes. First, it identifies the strengths of the Perry Hall community, and notes that the Perry Hall Community Plan would provide a blueprint for building on these strengths. Second, it establishes a series of themes that bind together the recommendations of the final report.

Perry Hall is sometimes called the “crossroads of Baltimore County,” a community defined by its location along major arteries of commerce and transportation. In a broader sense, though, Perry Hall is at the crossroads of changes that are shaping our economy and society. Perry Hall is proud of its heritage, but ready for the challenges of the future.

This community is strong. Perry Hall’s neighborhoods, schools, and other amenities make it a desirable place to live. Perry Hall’s location—near the junction of two Interstate highways and the MARC train network—gives it convenience to major destinations and employers along the Eastern Seaboard. There are other qualities less measured, but certainly felt by its residents. After decades of growth, Perry Hall retains a small town feel. The goal of the Perry Hall Community Plan is to provide a blueprint for building on these strengths.

Although the Perry Hall Community Plan incorporates many suggestions, five overall themes are critical. First, this plan acknowledges that the period of large-scale development in Perry Hall is over. It is time to enhance older neighborhoods and—most

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importantly—anchor the aging shopping centers near Belair and Ebenezer Roads into a true core for Perry Hall. Second, every effort should be made to increase mobility, connect neighborhoods to one another, restore Perry Hall's green canopy, and improve the area's stream valleys. Third, the community should enhance opportunities for recreation and family life that attract and retain residents. Fourth, Perry Hall's schools and other resources foster a culture of lifelong learning. Finally, the community's heritage is a powerful asset, providing an important sense of place and identity.

THE HISTORY OF PERRY HALL

Perry Hall is one of the oldest communities in Baltimore County. In 1608, Captain John Smith led an expedition up the Gunpowder River Valley. Smith's journey initiated intense industrialization along the Gunpowder River, and by the Eighteenth Century, northeastern Baltimore County was the site of numerous mills, furnaces, and forges.

In 1774, Baltimore businessman Harry Dorsey Gough purchased a 1,000-acre estate called *The Adventure*. Gough renamed it Perry Hall after his family's home near Birmingham, England, and by 1775 he had completed a mansion that became known for its great gardens and distinctive architecture. Harry Dorsey Gough is considered the founder of Perry Hall. He and his wife Prudence sheltered early Methodist leaders such as Francis Asbury when their pacifist views were unpopular.

The Perry Hall estate deteriorated in the Nineteenth Century. It was sold in 1875 to Eli Slifer and William Meredith of Philadelphia, who divided the property and

sold the lots to immigrant families, many of who were from Germany. This village became known as Germantown, and it was centered at present-day Belair and Chapel Roads. A second village, Indian Rock, was located near modern-day Belair and Joppa Roads. Farmers used the Baltimore and Jerusalem Turnpike, as Belair Road was then known, to sell their vegetables in the city markets. Some of these farms became nurseries and dairies, the most famous of which was the Berg dairy on Joppa Road.



Gough Historical Marker and Park Sign

The years after the Second World War transformed Perry Hall from a farming community into a suburban hamlet. The Perry Hall Improvement Association was created in 1945 to deal with growth and change. William “Dick” Schafer built dozens of brick bungalows between Belair and Ebenezer Roads, and he constructed Perry Hall's first shopping center in 1961. Perry Hall's first public library and Perry Hall Senior High School opened in 1963. By 1981, the Berg dairy had been developed into the Seven Courts neighborhood, and White Marsh Mall opened on old quarries near Silver Spring Road.

After public concerns about the pace of development, the area's growth was halted in the early 1990s to allow for the completion of the Honeygo Plan. This Community Plan aimed for higher-quality development in Perry Hall's northeastern quadrant. In the years after adoption of the Honeygo Plan, the county completed several long-term projects, including new parks along Honeygo Boulevard (not all of the new park sites have been acquired yet) and the opening in 2009 of a permanent Perry Hall library. The community worked to keep Perry Hall's "small town" feel by restoring the Perry Hall Mansion and organizing a town fair, community concerts, and other public events.

A VISION FOR PERRY HALL

This Community Plan endorses a vision that builds upon Perry Hall's strengths. The recommendations for the report are grouped under five overall themes. In the words of the vision statement:

This plan acknowledges that the period of large-scale development in Perry Hall is over. It is time to enhance older neighborhoods and—most importantly—anchor the aging shopping centers near Belair and Ebenezer Roads into a true core for Perry Hall. Second, every effort should be made to increase mobility, connect neighborhoods to one another, restore Perry Hall's green canopy, and improve the area's stream valleys. Third, the community should enhance opportunities for recreation and family life that attract and retain residents. Fourth, Perry Hall's schools and other resources foster a culture of lifelong learning. Finally, the community's heritage is a powerful asset, providing an important sense of place and identity.

II. RECOMMENDATIONS

Strong Neighborhoods, and a Defined Community Center

Most of Perry Hall's neighborhoods were built after the Second World War. During the 1950s and 1960s, new homes tended to be brick ranchers or colonial-style homes, such as those found near the intersection of Belair and Ebenezer Roads. Between 1970 and 1990, thousands of townhouses, condominiums, and single-family homes were constructed, primarily along Seven Courts Drive.

By the beginning of the Twenty-First Century, the era of large-scale development in Perry Hall had ended. Attention must now turn to strengthening Perry Hall's older neighborhoods, as well as its aging shopping centers. Closely related to this goal is the need to define a community core for Perry Hall.

Throughout the United States, many incorporated communities have a public square and central business district. Perry Hall is not incorporated, and there has never been a single place that can be thought of as the community's "center" over its entire history. During the Nineteenth Century, there were two villages—Germantown and Indian Rock—at either end of what is now considered Perry Hall. Over time, development blurred the distinction between these villages.

By the early Twenty First Century, Belair Road was a string of shopping centers, office buildings, and homes converted to business use. The area between Cottingham Avenue and India Avenue, however, is the

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center of much activity in Perry Hall, as well as the geographic heart of the community.

In the 1990s and 2000s, civic leaders worked to reinforce this as Perry Hall's community center. In 1990, the Perry Hall Improvement Association started an annual Christmas Tree Lighting Ceremony at Perry Hall Elementary School. In 1999, the Perry Hall Improvement Association (PHIA) renovated the Veterans Memorial at Perry Hall Elementary School. In 2001, state and county leaders dedicated a new community sign and landscaping at Belair and Joppa Roads, part of an overall beautification project for the Belair Road corridor. Finally, in 2010, the state and county completed a streetscape project between Cottingham Road and India Avenue that included new trees, landscaping, and lamp posts. The Perry Hall-White Marsh Business Association and Perry Hall Improvement Association funded seasonal banners along poles in front of Perry Hall Elementary School.

This Community Plan strongly endorses efforts to anchor the area between Cottingham Road and India Avenue as the center of Perry Hall, the geographic and economic heart of the community. This central business district would extend east to the Perry Hall Square Shopping Center and west to the Weis Market (Festival at Perry Hall Shopping Center) and Joppa Corners Shopping Center along Joppa Road.

Recommendation #1: Base future zoning decisions on consistent policies that reinforce Perry Hall's character and neighborhood appeal.

Background: This Community Plan includes a map that describes Perry Hall's

zoning as it existed after the 2008 Comprehensive Zoning Map Process. Each property has unique qualities that may be considered during future CZMP cycles, but this Community Plan urges that certain policies be generally followed so that Perry Hall's character is preserved for future generations.

- The stretch of Belair Road from Minte Drive to Chapel Road, for the most part, includes homes that have been converted to offices, with leafy lawns that provide a residential, charming look. The Community Plan recommends that no zoning more intense than Residential Office (RO) be approved. Wherever possible, parking should be limited to the sides and rear of buildings, and large trees and landscaping should be preserved.
- Silver Spring, Ebenezer, and East Joppa Roads should remain residential.
- Pulaski Highway has the most intense zoning levels within the area covered by the Perry Hall Community Plan. Pulaski Highway is a key employment corridor. The Perry Hall Community Plan endorses the development of design standards so that future growth visually enhances the corridor.

Targeted Date of Completion: Ongoing.

Recommendation #2: Provide incentives and strong support for redevelopment of the Perry Hall Square Shopping Center.

Background: The owners of the Perry Hall Square Shopping Center are strongly encouraged to renovate or redevelop this property. To further this objective, the Perry

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Hall Community Plan recommends flexible zoning options that would allow the owner to creatively develop the shopping center. Senior housing or different blends of residential and commercial development might be allowed, for example, as long as the redevelopment enhances this area as a high-end focal point for the community.

In the short term, this Community Plan offers a suggestion that honors the property owner's rights while improving current vacancies. A senior services center could be created which includes a Motor Vehicle Administration. This would double as a teen center during after school hours, or it could provide after school job training for students. During the day, Community College of Baltimore County student teachers could earn credit hours by participating in daytime student teaching - technology and other courses to senior citizens. After school teen jobs may include tutoring younger students, serving eligible seniors meals, cleaning the facility, or data entry for the MVA back office.

Targeted Date of Completion: Ongoing.



Perry Hall Shopping Center

Greater Mobility

One of Perry Hall's assets is its location. Perry Hall is located along one of the nation's oldest and busiest highways, U.S. Route 1, and only a few miles away from two Interstate highways. Thanks to the construction of the White Marsh Boulevard Extension in 2006, motorists are minutes away from Martin State Airport, the MARC train network, and the Baltimore County waterfront.

Most of Perry Hall's growth occurred after the Second World War and during the early years of the Interstate highway system. Highways were designed to move a large volume of traffic, not necessarily to accommodate pedestrians or bicyclists. As a result, many neighborhoods lack sidewalks, isolating them from one another and risking the safety of pedestrians. Furthermore, while Perry Hall is convenient for people who own an automobile, there are extremely limited opportunities for those who depend on public transportation or those who ride bicycles.

Most personal travel is done by automobile, and this will likely not change in the near future. One of the major themes of the Perry Hall Community Plan, however, is that residents should have a wide range of transportation options. This Community Plan strongly endorses the concept of an integrated, intermodal transportation network that includes highways, public transit, trails, and sidewalks. In the future, transportation projects must be planned in a way that is consistent with the character of local neighborhoods.

Perry Hall has developed from a colonial farming village to a major suburb in the

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Baltimore-Washington corridor. Most of this transformation has taken place in the past 50 years as a patchwork of inconsistent land use based on automobile accessibility. Like similar communities across the United States, Perry Hall residents are discovering the disadvantages of living in a low-density community as dependence on foreign oil, climate change, and obesity rates are major issues for today's generations. Through the following proposals, the Perry Hall of the early 21st century seeks to modify the planning and development practices of the past to create a more livable community for the future.

Recommendation #1: Implement key sidewalk and pedestrian improvements from the Walkable Perry Hall Task Force Report.

Background: In 2009, the Walkable Perry Hall Task Force identified opportunities to make Perry Hall more interconnected and accessible to all residents. The task force had three overall objectives: (1) Prioritize areas that need immediate attention to improve safety; (2) Identify sidewalk connections that can better integrate Perry Hall's neighborhoods; and (3) Identify places that could accommodate hiking and bicycling trails. The full report is included as an appendix to this Community Plan.

This Community Plan builds upon the report of the Walkable Perry Hall Task Force report. The Plan endorses the following Task Force priorities, as well as several other recommendations brought out during the Community Plan process:

- Reconstruct the pedestrian crossings at White Marsh Boulevard and Perry Hall Boulevard.

- Construct sidewalks along Silver Spring Road to better link communities to Honeygo Boulevard and Joppa View Elementary School.
- Complete several "missing" sidewalk segments along Honeygo Boulevard leading from the White Marsh Town Center to Tremper Farms.
- Construct sidewalks that allow pedestrians to safely walk between the White Marsh Mall area and Nottingham Square.
- Construct permanent pathways that connect the neighborhoods near Scone Garth to Silver Spring Road, and Silver Hall Court to the Perry Hall High School campus.
- Construct sidewalks along Ebenezer Road between the Tremper Farms and Northgate Hall neighborhoods.
- Complete sidewalks along the East Joppa Road corridor, especially in the vicinity of Chapel Road and Honeygo Boulevard.
- Construct sidewalks along Chapel Road and enforce prohibitions against truck traffic.
- Reconstruct the area in front of Joppa View Elementary School so that children and parents from the western side of Honeygo Boulevard can walk to school.
- Develop improvements that enhance safety at the intersection of Ebenezer Road and Kilbride Road.

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- In western Perry Hall, construct sidewalks along Klausmier Road, Gunview Road, Hines Road, Seven Courts Drive near Northwind Road, and Pinedale Drive.
- Complete sidewalks along Darleigh Road between Dearborn and Mavis; and
- Complete sidewalks along Belair Road between Slater Avenue and the Olde Forge neighborhood and Plumber Avenue.

Targeted Date of Completion: Within three years of adoption of Plan.

Recommendation #2: Complete Phase 1 of the County-Designated Perry Hall Boulevard Trail.

Baltimore County now calls the Perry Hall Boulevard Trail. This trail would link the Beaconsfield Road area with White Marsh and Overlea. This initial segment could actually serve as “Phase 1” of a longer trail that might possibly extend to Ebenezer Road and beyond. The PHIA recommends renaming this the Northeast Trail since it is



The proposed location of the Perry Hall Trail

a regional pathway that extends beyond Perry Hall Boulevard.

Targeted Date of Completion: Within two years of adoption of Plan.

Recommendation #3: Develop an extensive system of trails throughout Perry Hall.

Background: In addition to the immediate priority of constructing Phase 1 of the Perry Hall Boulevard Trail, this Plan endorses the following long-term trail improvements, which should be accessible to both non-disabled and disabled users.

- **Phase 2 of the Perry Hall Boulevard Trail.** In 2000, Baltimore County purchased the 16-acre property east of Perry Hall High School. On March 23, 2009, the Baltimore County Department of Recreation and Parks, acting on a recommendation from the Perry Hall Improvement Association, announced designation of the property as “Indian Rock Park.” This new park is an ideal location for the extension of the Perry Hall Boulevard Trail, providing a direct link between Silver Spring Road and Ebenezer Road. With neighbor support, it may be possible to develop a Phase 3 that extends the trail even further north along the abandoned right-of-way for Perry Hall Boulevard. There is a small section of privately-owned property between Silver Spring Road and Indian Rock Park that would need to be purchased; another option would be to require an easement if this land is developed.
- **Trails at the Future Joppa Trail Park and Snyder Park.** When developed, the

future Joppa Trail Park on East Joppa Road should support the existing concept plan for the park, which includes a trail system that links to Snyder Park on Snyder Lane. New sidewalks on Snyder Lane, Chapel and Cross Roads are needed to better link these parks and adjacent neighborhoods.

- **Gunpowder View Trail.** This Community Plan endorses converting the former right-of-way for the Gunview Road extension into a trail. With the acquisition of additional land, this trail would allow hikers and bicyclists to more readily access Gunpowder Falls State Park and the Seven Courts Drive area. The trail would extend from the current terminus of Gunview Road at Red Fox Farms, move south past Schroeder Avenue, and end near Belair Road. At this point, there is an opportunity to perhaps continue the trail parallel with Belair Road, on the abandoned right-of-way for the old road, before ending the trail near the Gunpowder River. As with the other proposed trails, local homeowners associations would need to be consulted during all stages of development.
- **Shared Use Path at Community College of Baltimore County at Essex.** The county should complete a corridor plan to determine the feasibility of a shared-use path from Perry Hall to CCBC Essex.

Targeted Date of Completion: Within five years of adoption of Plan.



Gunpowder Falls Blue Trail

Recommendation #4: Maintain access at Belair and Forge Roads that accommodates both eastbound and westbound traffic.

In 2010, the Maryland State Highway Administration and Baltimore County recommended modifying the intersection at Belair and Forge Roads to accommodate the opening of Honeygo Boulevard. Plans called for a temporary closure of Forge Road to induce motorists to use Honeygo Boulevard, as well as a removal of the traffic signal. At an informational meeting in April 2010, residents and business owners expressed strong support for keeping Forge Road open and the traffic signal operational. This Community Plan recommends maintaining access at Belair and Forge Road to accommodate both eastbound and westbound traffic. Plans must conform to the Manual on Uniform Traffic Control Devices and other safety and engineering guidelines.

Additionally, this Community Plan strongly endorses traffic calming devices along the stretch of Honeygo Boulevard south of Forge Road to Joppa Road.

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Speeding is a persistent problem along this corridor.

Targeted Date for Completion: Ongoing.

Recommendation #5: Support Transit-Oriented Development at White Marsh.

Background: When the White Marsh Towne Center was developed in the early 1980s, the area was hailed as a source of economic development for the region. A quarter century later, a major anchor store is vacant and the parking lot is a vacant sea of asphalt. A state-owned park and ride facility stands isolated from the mall across White Marsh Run. By simply realigning transit routes and utilizing empty parking lots, the White Marsh Towne Center can become a transit-oriented development. Installing sidewalks between White Marsh Mall, IKEA, and The Avenue will further transform the area to be more transit and pedestrian friendly. Once the Express Toll Lanes on I-95 are complete, bus travel times between White Marsh and downtown Baltimore will dramatically decrease thus making White Marsh a more desirable shopping destination for the entire Baltimore area.

Recent changes by the Federal Transit Administration will benefit the Perry Hall/White Marsh area. The FTA will fund 90 percent construction of sidewalks ½ mile from transit facilities and 50 percent construction of bicycle facilities within three miles of transit facilities. Given these distances, sidewalk improvements will connect sidewalks from the White Marsh Towne Center to the Silver Spring corridor and bike facilities to central Perry Hall. The Maryland Transit Administration is in preliminary planning stages for the

extension of the GREEN LINE, which currently runs between Owings Mills and Johns Hopkins Hospital. The Green Line's ultimate destination will be in the White Marsh area. Having a bus-based transit facility already in place at White Marsh will only improve the opportunities if a heavy rail transit line arrives.

Targeted Date for Completion: Within seven years of adoption of Plan.

Recommendation #6: Develop a Perry Hall Circulator.

Background: Like Hampden, downtown Baltimore and Washington D.C., Perry Hall will benefit from a short-range transit program. A circular route from White Marsh to Perry Hall will help reduce single occupancy vehicle trips thus improving air quality, decreasing traffic congestion and reliance on foreign oil. A proposed route would travel, from White Marsh Mall, north on Honeygo Boulevard; south on Belair Road; south on Silver Spring Road; south on Perry Hall Boulevard; and returning to the Mall. In addition to a circulator, improvement shall be made to existing transit facilities. Bus shelters shall be installed along Belair Road and Chapel Road for the #15 bus line.

Targeted Date for Completion: Within seven years of adoption of Plan.

Recommendation #7: Consider rotary designs for several key intersections.

Background: Perry Hall has several intersections that would benefit from a conversion to a roundabout, traffic circle or rotary. Roundabouts are safer for users and move traffic more efficiently. When accidents do occur in roundabouts, the

fatality rate is near zero and damage is greatly reduced, as vehicles are not traveling along perpendicular paths. Travel times are reduced for vehicles, especially left-turning vehicles, which reduces congestion and improve air quality. Roundabouts also provide focal points for communities.

Possible intersections for rotary conversion include Honeygo Boulevard at Perry Hall Boulevard and Honeygo Boulevard at Joppa Road.

Targeted Date for Completion: Ongoing.

Recommendation #8: Evaluate the need for potential new streetscapes.

Background: In January 2010, Perry Hall's community leaders marked the completion of a streetscape project in central Perry Hall, between Cottingham Road and India Avenue. The streetscape included widened sidewalks, Americans with Disability Act accessibility, and a brick inlay, giving Belair Road a cleaner look. With future streetscape projects, all traffic modes should be accounted for in the planning and design. Pedestrian-only phases and ample crosswalks should be included in all future streetscapes.

Two potential streetscapes include an extension of the central Perry Hall streetscape project north to Chapel and Forge Roads, and a streetscape project along East Joppa Road from Belair Road past Hines Road, as recommended by the East Joppa Road Corridor Community Plan.

Targeted Date for Completion: Within seven years of adoption of Plan.

Recommendation #9: Support Improvements to Chapel Road

Chapel Road currently lacks proper drainage, which causes flooding, and erosion problems along the street. To improve these conditions, a context sensitive design should be implemented to address erosion while providing multiple connections such as sidewalks and a shared used path. Resurfacing and any road improvements should be done in a manner that is sensitive to the character of the surrounding neighborhood, which is lightly residential and agricultural.

Targeted Date for Completion: Ongoing

Recommendation #10: Consider policy shifts to improve transportation planning.

Background: The Perry Hall Community Plan endorses several policy shifts that can improve transportation planning:

- **Parking Consolidation and Intermodal Facilities at Public Areas.** A standard practice when designing parking lot capacity is to plan as if a "Black Friday" occurs everyday. This is not only a waste of valuable suburban land, but also creates unnecessary pavement, which decreases the water quality of local streams. Within central Perry Hall, the shopping center at Seven Courts, Super Fresh, Perry Hall Square, White Marsh Mall and the surrounding strip malls are covered in asphalt for cars that are not there. Future developments must follow parking maximums instead of minimums.

For future development within Perry Hall, excessive parking must be eliminated. When alternative transportation options

exist, fewer parking spaces are needed. Providing sidewalk connections in the central Perry Hall and White Marsh Towne Center will foster “one park shopping” and allow redevelopment to take place. Through parking consolidation, developments can share parking spaces, which will help balance parking demand. Where excessive pavement exists, encourage private and public property managers to redevelop by placing additional retail outlets on the property and through conversion of the excess to green open space.

Bike parking, whether on street or on sidewalk, should be installed in convenient locations in all shopping centers, schools and recreational facilities.

- **Mandatory Traffic Impact Studies.** Performing traffic impact studies is a common practice among municipalities worldwide to assess how site developments will impact existing traffic conditions. Requiring developers to perform traffic studies will not only help district planners to prepare accordingly, but will also inform the community on how new development will affect area traffic. Depending on the assessment of Traffic impact studies, developers shall be responsible for any future traffic mitigation.
- **Mandatory Filling of Sidewalk Gaps.** For years, developers have completed only minimum sidewalk requirements or have been granted sidewalk waivers, leaving sections of sidewalks missing between roads, communities and commercial areas. These sidewalk gaps should no longer be tolerated and sidewalk waivers should no longer be

granted since they create further fragmentation of the pedestrian network.

- **Treatment of Utilities and Lighting.** Overhead power lines and telephone poles are an unsightly feature of the urban environment. Consolidating these utilities along underground vaults will eliminate a potential hazard, improve the streetscape, reduce power outages during storms and reduce obstacles for future roadway construction. Therefore, all improvement projects where utilities are affected above ground should be relocated to subterranean corridors. Additionally, the Perry Hall Community Plan recommends that when improvements are made to streetlights, energy efficient LED bulbs be used. Areas of the community needing lighting should be studied and prioritized.
- **Reduce Speed Limit for New Neighborhood Roads.** Reducing the speed limit on residential, non-through traffic roads creates a more livable roadway. While roads have a set speed limit, the road’s design speed is often 20-30 percent higher, meaning a street designated as 25 mph could be navigated by a car traveling in excess of 35-40 mph. Reducing the design speed also reduces the size of the road, which forces cars to travel slower. Slower traffic on residential streets creates a safer environment for residents. Therefore, all new residential, non-thru traffic roads should be designed for 20 mph.
- **Community Mapping.** As part of the Perry Hall Community Plan, a community mapping project is highly recommended. By creating a map of the

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Perry Hall area based on local knowledge, little known amenities and shortcuts can be shared.

- **Possible Roadway Conversion.** During community planning process, the entire area was re-evaluated. Roadways, on the average, cover 15-25% of a suburban area. Some roadways may not be needed as much as they were in the past. The section of Beaconsfield Drive between Castlemill Circle is a wide road that acts as a short-lived speedway from the residential area to a stoplight. The curve on Beaconsfield creates a blind spot for cars exiting Castlemill Circle. This area is especially dangerous at sunset when the sun lies at the western end of Beaconsfield. Closing this section of roadway to create a park would connect two wooded areas within the Castlemill community.
- **Community Review.** To foster a more symbiotic relationship between Perry Hall residents and county planners, engineers and developers, all capital improvement projects should be reviewed by the Perry Hall Improvement Association. As other Maryland municipalities have adopted a practice of holding community meetings during the planning phase of projects to alert the public to future development, receive valuable input from residents and alleviate conflicts. As the Perry Hall Improvement Association generally meets monthly, the availability for project review can be regularly scheduled.

Community review will also help identify where adjacent improvements are needed. As water or wastewater improvements are

made, smaller projects, such as sidewalk gaps, can be incorporated into the larger projects



A sidewalk gap on Ebenezer Road

Environmental Stewardship

The natural environment has played an important role in Perry Hall's history. Perry Hall is part of a vast network of streams that leads to the Great Gunpowder Falls and ultimately to the Chesapeake Bay. The geologic resources of the Gunpowder River Valley attracted industry and settlers to the area, and the region's soil influenced the type and scale of agricultural activity.

Humans have greatly altered the Gunpowder River Valley. The construction of Loch Raven Dam weakened the Great Gunpowder Falls, and much of the area's foliage was destroyed for farms and eventually development. Streams were particularly damaged during the building boom after the Second World War; many were cemented over, and others experienced significant erosion.

Since the 1990s, there has been a greater emphasis on environmental stewardship. This not only means conserving existing resources, but correcting mistakes from the past, such as the damage done to stream

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valleys and Perry Hall's depleted green canopy. In 2008, the Perry Hall Improvement Association—with assistance from the Gunpowder Valley Conservancy—initiated the Greening of Perry Hall, which aims to plant more trees throughout the community. There is also a greater public emphasis on recycling, using alternative energy, limiting pollution, and reducing the impervious surface of developments. The Perry Hall Community Plan strongly endorses efforts that reinforce an ethic of environmental stewardship.

Recommendation #1: Encourage the adoption of new laws and regulations that enhance Perry Hall's environment.

Background: The Perry Hall Community Plan endorses the adoption of new laws and regulations that prevent developers from relocating wetlands; discourage infill development in low lying areas where there are floodplain concerns; allow homeowners to harness alternative energy; and encourage developers to build green buildings.

Targeted Date for Completion: Ongoing.

Recommendation #2: Support county environmental initiatives that improve Perry Hall's stream valleys and enhance the Chesapeake Bay.

Background: The Perry Hall Community Plan strongly supports efforts by the Department of Environmental Protection and Resource Management (DEPRM) to improve Perry Hall's stream valleys. In 1987, DEPRM created a capital environmental restoration program to assess and identify water quality problems and implement design and construction strategies for watershed restoration projects.

In addition to stream restoration, DEPRM's efforts to improve and protect waterways include stormwater retrofits, waterway dredging, and shoreline erosion control measures. We must continue these efforts so our Chesapeake Bay will stay protected.



Stream near Pulaski Highway, South of Ebenezer Road

Targeted Date for Completion: Ongoing.

Recommendation #3: Support the Baltimore County Public Schools Environmental Science Stream Study Project.

Background: Our local high school students are helping with stream restoration through the BCPS Environmental Science Stream Study Project, which is currently included in the BCPS high school curriculum. This worthwhile project was funded through the Chesapeake Bay Trust grant, but due to budget cuts, it was not funded in fiscal year 2010. The Perry Hall Community Plan endorses maintaining this important project in our schools and having it funded by Baltimore County.

Targeted Date for Completion: Ongoing.

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Recommendation #4: Remove debris at Honeygo Run Regional Park and Indian Rock Park.

Background: Before the property was purchased by Baltimore County, the area now known as Honeygo Run Regional Park was used by some residents as a landfill. Among other items, there are hundreds of tires strewn throughout a steep valley in the park. Volunteers removed some of this debris in 2007 and 2008, but much of the garbage remains. Additionally, there is debris at Indian Rock Park, including old farm equipment. Baltimore County should coordinate the removal of this debris, which is dangerous to park visitors and damaging to the environment.

Targeted Date for Completion: Within two years of adoption of Plan.



Tree Planting along Ebenezer Road

Outstanding Schools and Learning Centers

There are ten public schools that serve the Perry Hall community—seven elementary schools, two middle schools, and Perry Hall High School. These schools have historically been ranked among the strongest in Baltimore County. They also serve as centers for community life in Perry Hall, hosting concerts, sporting events, and

classes for adults. According to real estate agents, Perry Hall's reputation for outstanding schools has been a major factor for new homebuyers.

In addition to these schools, there are two other public learning centers in the community. Seven Oaks Senior Center offers programs for older residents. The Perry Hall branch of the Baltimore County Public Library system has been wildly popular since it opened at its new location in 2009.

The Perry Hall Community Plan acknowledges the importance of these schools and community resources, which contribute to a culture of lifelong learning. The Community Plan endorses efforts to modernize many of these facilities and ensure they meet the needs of a growing population.

Recommendation #1: Immediately start the process of land acquisition/banking for the future construction of an additional high school within the northeast quadrant of Baltimore County.

Background: Overcrowding at area high schools has reached unsustainable and undesirable levels. The Perry Hall Community Plan recommends that land be preserved for a new high school in northeastern Baltimore County. This new high school would incorporate a hybrid structure, with a co-located magnet program (perhaps focusing on green technology), as well as a general academic curriculum to best serve the needs of the entire community. This Community Plan recommends relaxing the acreage requirement if it accelerates the construction of a new high school, as long as there are

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sufficient opportunities for the local recreation council nearby.

Targeted Date for Completion: Acquisition of land within three years of adoption of Plan.

Recommendation #2: Implement strategies that enhance the Seven Oaks Senior Center.



Seven Oaks Senior Center

Background: The Seven Oaks Senior Center provides important resources for Perry Hall's older residents. Periodically, there have been calls for a second senior center in Perry Hall. These requests were reviewed and found to be unnecessary at this time, as long as additional resources are made available to cross-utilize existing and proposed future facilities. The Perry Hall Community Plan recommends that Baltimore County consider the amenities available at live-in retirement facilities such as Oak Crest Village in assessing the future need for senior facilities. Raw statistics may unfairly skew an inflated need for additional county facilities, since many residents would not use a facility due to the availability of programs at their own Residential Senior Living Center.

The Perry Hall Community Plan recommends the following strategies to enhance the Seven Oaks Senior Center.

First, the county should provide additional transportation assistance to facilitate greater use of the senior center, and construct additional parking to accommodate new members. Second, once the multi-use facility at Gough Park is built, the county should provide access by members of the Seven Oaks Senior Center as a way to increase senior participation—without incurring additional operational costs or paying for an additional senior center. Third, the county should use community networks to increase advertising for the Seven Oaks Senior Center, boosting membership. Finally, the county should increase operating hours for the Seven Oaks Senior Center fitness facility.

Targeted Date for Completion: Within four years of adoption of Plan.

Family Life and Recreation

In the early 1970s, when the *Baltimore Sun* wanted to profile the typical Maryland suburb, they came to Perry Hall, “a great place for growing up: or old.” In a January 1973 article in their Sunday magazine, the newspaper claimed that “Perry Hall has a lot to offer: plenty of open space, grass and trees, fresh air, a real small-town sense of living, and few crowds, drugs, noise and pollution to fight.” One resident even called his quiet home town “perfect.”

While Perry Hall community has changed, it retains a family-friendly atmosphere, with a low crime rate and many opportunities for children and families. Houses of worship offer spiritual guidance and programs for many families. The library is a center of activity, while Perry Hall's two recreation councils provide a variety of recreational programs for thousands of Perry Hall

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residents. The Perry Hall and White Marsh Recreation Councils have been recognized as among the most active in Baltimore County. The Perry Hall Community Plan strongly endorses opportunities for recreation and family life that attract and retain residents.

Recommendation #1: Coordinate any open space and park projects with the Perry Hall and White Marsh Recreation Councils.

Background: The Perry Hall Community Plan recommends that any land acquisition, planning, design, and construction associated with new projects be coordinated with the Perry Hall and White Marsh Recreation Councils. This would limit possible duplication of resources, while improving community access to parks and recreational facilities.

Targeted Date for Completion: Ongoing.



Honeygo Run Regional Park Sign

Recommendation #2: Complete Gough and Asbury Parks as the next elements of Perry Hall's recreation and parks system.

Background: Baltimore County should make every effort to complete Gough and Asbury Parks by 2014. These facilities are located on either side of Honeygo Boulevard at East Joppa Road.

Gough Park is located to the east of Honeygo Boulevard, immediately across from Camp Chapel United Methodist Church. It is named in honor of Harry Dorsey Gough, the founder of Perry Hall, and his wife Prudence. The Perry Hall Community Plan recommends that two specific elements be strongly considered for inclusion in the design of this project.

First, at the urging of the Perry Hall Recreation Council, this Community Plan recommends that a multi-use, gymnasium-like facility be developed at the Gough Park site or a similar location. If the facility is located at Gough Park, it should be located at an aesthetically appropriate location, ideally toward the far corner of the site, out of respect for the historic setting of Camp Chapel Church. Additionally, all parking at Gough Park should be located away from Camp Chapel Church. Second, there is also a desire for a “creative” children's playground modeled after “Annie's Playground” in Fallston. This Community Plan recommends that Baltimore County consider a theme for the children's playground to compliment the historic setting of Camp Chapel Church.

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Gough Park Sign

Asbury Park is located to the west of Honeygo Boulevard, across from Chapel Road. This property is named in honor of Francis Asbury, an early leader in the Methodist Church and friend of the Goughs. Asbury Park is the site of a proposed skate park. The Perry Hall Community Plan recommends that the skate park be located away from Camp Chapel Church, and that recommendations for the skate park incorporate input from the target audience to ensure best use of the facility.

During a Community Input Meeting for the development of the skate park, potential users of the skate park were questioned about their expectations for the property. They said they were looking for a simplistic bowl or ramp system to develop their skills. There seemed to be a lack of interest in the elaborate “course” that had previously been planned. The Community Plan recommends that any excess funds saved by reducing the scope of the skate park be used for the children’s playground and multi-use facility.

A variety of existing funding streams are presently available to help finance these projects. Specifically, these include (1) state capital funding (a 2007 bond bill allocation of \$100,000 for the skate park); private

funding collected by the Perry Hall Recreation Council for the multi-use facility/gymnasium project; and (3) funding available through a recently adopted Planned Unit Development (PUD) resolution for the Nottingham Ridge project. The requestor of this PUD, Corporate Office Properties Trust (COPT) has committed to a Community Benefits Package that would provide funding for all planning and design work for Gough Park.



Asbury Park Location

The Perry Hall Community Plan strongly encourages that Gough and Asbury Parks advance immediately. There is concern about a potential lapse in the state capital funding approved in 2007. The Community Plan also encourages research to ascertain that there are no unfinished state or county funded projects in which funding could expire without immediate utilization of available funds. To the extent that such a situation were found to exist, any projects in jeopardy of losing funding due to expiration should be given priority.

Targeted Date for Completion: Within three years of adoption of Plan.

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Recommendation #3: Once Gough and Asbury Parks are finished, complete all other unfinished park properties in Perry Hall.

Background: In addition to Gough and Asbury Parks, the county owns three other undeveloped park properties: Joppa Trail Park in the 4700 block of Honeygo Boulevard; Forge View Park off Forge View Road; and Indian Rock Park between Ebenezer and Silver Spring Roads. The engineering and design have not been completed for the first two properties; however, the Perry Hall Community Plan endorses a connection between the future Joppa Trail Park and Honeygo Run Regional Park. Indian Rock Park should not be actively developed, but serve as a passive recreational area, with a nonmotorized hiker-biker trail that extends through the park from Ebenezer Road.



Indian Rock Park location

Targeted Date for Completion: Within six years of adoption of Plan.

Recommendation #4: Complete a new large park on the western side of Belair Road.

Background: Baltimore County should complete at least one new major park west of Belair Road to serve the densely

populated areas between Seven Courts Drive and the Gunpowder River. Potential sites include undeveloped land across from Hines Road at Joppa Road; the farmland near Holiday Manor Road; and acreage near Perry Hall Road.

Targeted Date for Completion: Within ten years of adoption of Plan.

Recommendation #5: Request that the Maryland Department of Transportation conduct an environmental study of the state-owned undeveloped land at Minte Drive on Belair Road. If the study shows that this property is not contaminated, it is recommended that this property be transferred to Baltimore County for a community park.

Background: Since 2001, the Perry Hall Improvement Association has sought to have the state-owned property at Minte Drive and Belair Road converted into a public park. The Ehrlich administration proposed selling the parcel to Baltimore County, but the county declined the offer due to concerns about underground storage tanks across Belair Road. The Perry Hall Community Plan endorses the acquisition of this property if an environmental study shows that it is not contaminated. Baltimore County's NeighborSpace funding could be a possible source for funding. Once acquired, this parcel should be named Turnpike Park in honor of the Baltimore and Jerusalem Turnpike that later became Belair Road.

Targeted Date for Completion: Within three years of adoption of Plan.

Recommendation #6: Redesignate a majority of the parking spaces on the western side of Honeygo Run Regional

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Park, across from Honeygo Boulevard, for nondisabled motorists.

Background: Currently, all of the spaces on the Kahl Avenue side of Honeygo Boulevard are designated for disabled motorists. The Perry Hall Community Plan recommends that a majority of these be reserved for nondisabled motorists and that, if necessary, disabled parking be expanded closer to the center.

Targeted Date for Completion: Within one year of adoption of Plan.

A Sense of History and Place

Perry Hall's heritage is a powerful asset, providing an important sense of place and identity. The Perry Hall Mansion is a link to the community's colonial past, and other landmarks—such as its houses of worship—provide evidence of sweeping historical changes.

Various organizations have worked hard to incorporate Perry Hall's heritage into many aspects of community life. When it opened, Perry Hall High School incorporated the Gough coat-of-arms and the Perry Hall Mansion on class rings. The Perry Hall Improvement Association has published books on the community's history; erected a series of historical markers; worked with Baltimore County to provide names for parks that reflect Perry Hall's heritage; and purchased historical photographs that were placed in the new public library. The Perry Hall/White Marsh Business Association has sponsored contests to select a community logo and motto—Perry Hall: The Spirit of Community. The Friends of the Perry Hall Mansion sponsors tours of the mansion, cleans the property, and actively supports

the renovation and refurbishment of this landmark.



Perry Hall Mansion

In the late Twentieth Century, there was concern that Perry Hall's identity might be lost with the growth of the White Marsh Town Center and the establishment of a Nottingham Post Office that included much of Perry Hall. The efforts just described, however, have anchored the Perry Hall community with an established history and identity. The Perry Hall Community Plan strongly endorses future projects that educate the public about local history and reinforce a defined setting for the community.

Recommendation #1: Support the ongoing restoration of the Perry Hall Mansion, with a goal of completing the project by 2014-2015.

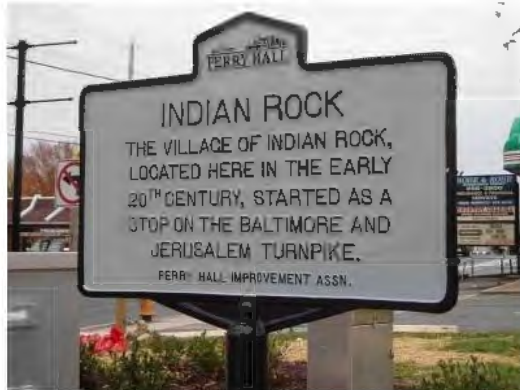
Background: Baltimore County should work collaboratively with the volunteer Friends of Perry Hall Mansion organization, in order to guide the future restoration and adaptive reuse of this important historical landmark.

The Friends of the Perry Hall Mansion will work towards obtaining a Use & Occupancy Permit for the Mansion, ideally in 2011. This will facilitate the opportunity to raise

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funds and generate operating budget capital. Optimally, a completion date sometime between 2014 and 2015 should be targeted for the Perry Hall Mansion project.

Targeted Date for Completion: Within six years of adoption of Plan.



Indian Rock Historical Marker

Recommendation #2: Erect historical markers at significant properties in Perry Hall.

Background: The Perry Hall Community Plan endorses the erection of historical markers at culturally significant locations, with the permission of property owners. These sites may include the Jacob Seddon House on East Joppa Road, the abandoned quarry at Cowenton Ridge Park, and the cemetery adjacent to Perry Hall High School's tennis courts and Indian Rock Park.

Targeted Date for Completion: Ongoing.

Recommendation #3: Continue to develop a distinct identity for Perry Hall by incorporating the logo on signs and promotional materials.

Background: The Perry Hall Community Plan encourages businesses and community institutions to use the Perry Hall logo on

signs and promotional materials. The logo may be placed at prominent places in the community, such as the two water towers.

Targeted Date for Completion: Ongoing.

III. APPENDIX

KEY PARTICIPANTS IN THE DEVELOPMENT OF THE PERRY HALL COMMUNITY PLAN

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Christopher A. Defeo
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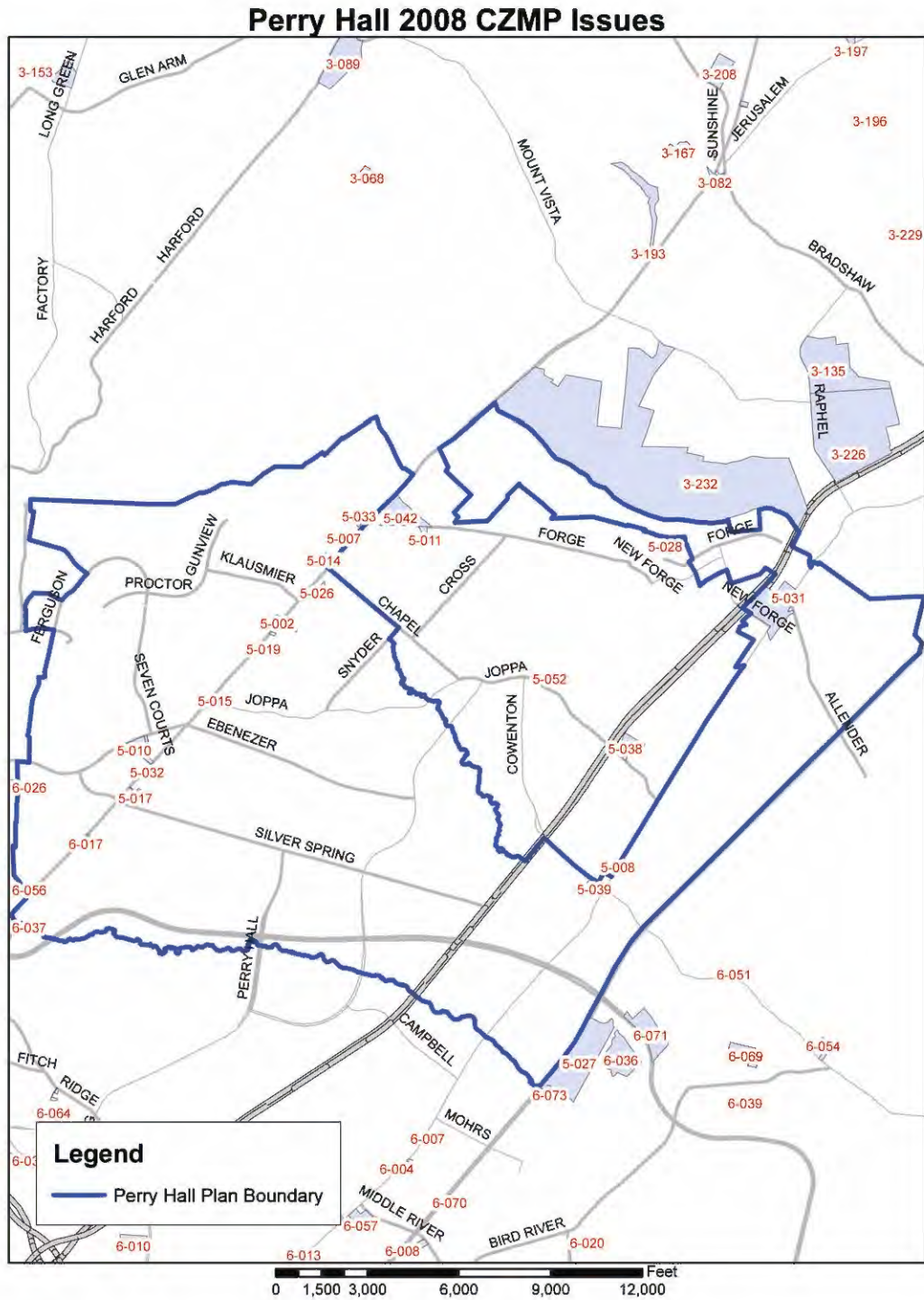
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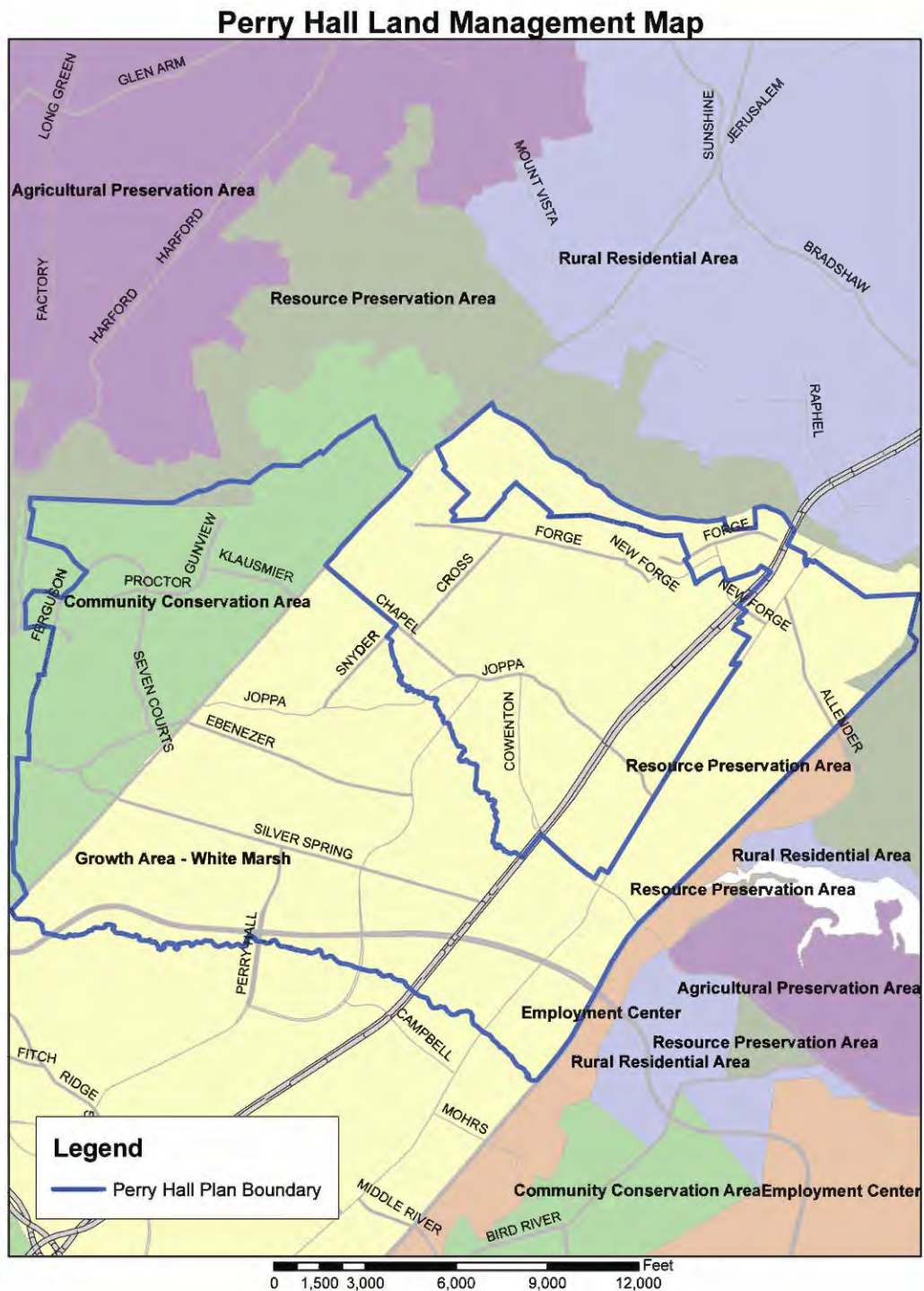
Maps

Map 1: 2008 Comprehensive Zoning Map Process



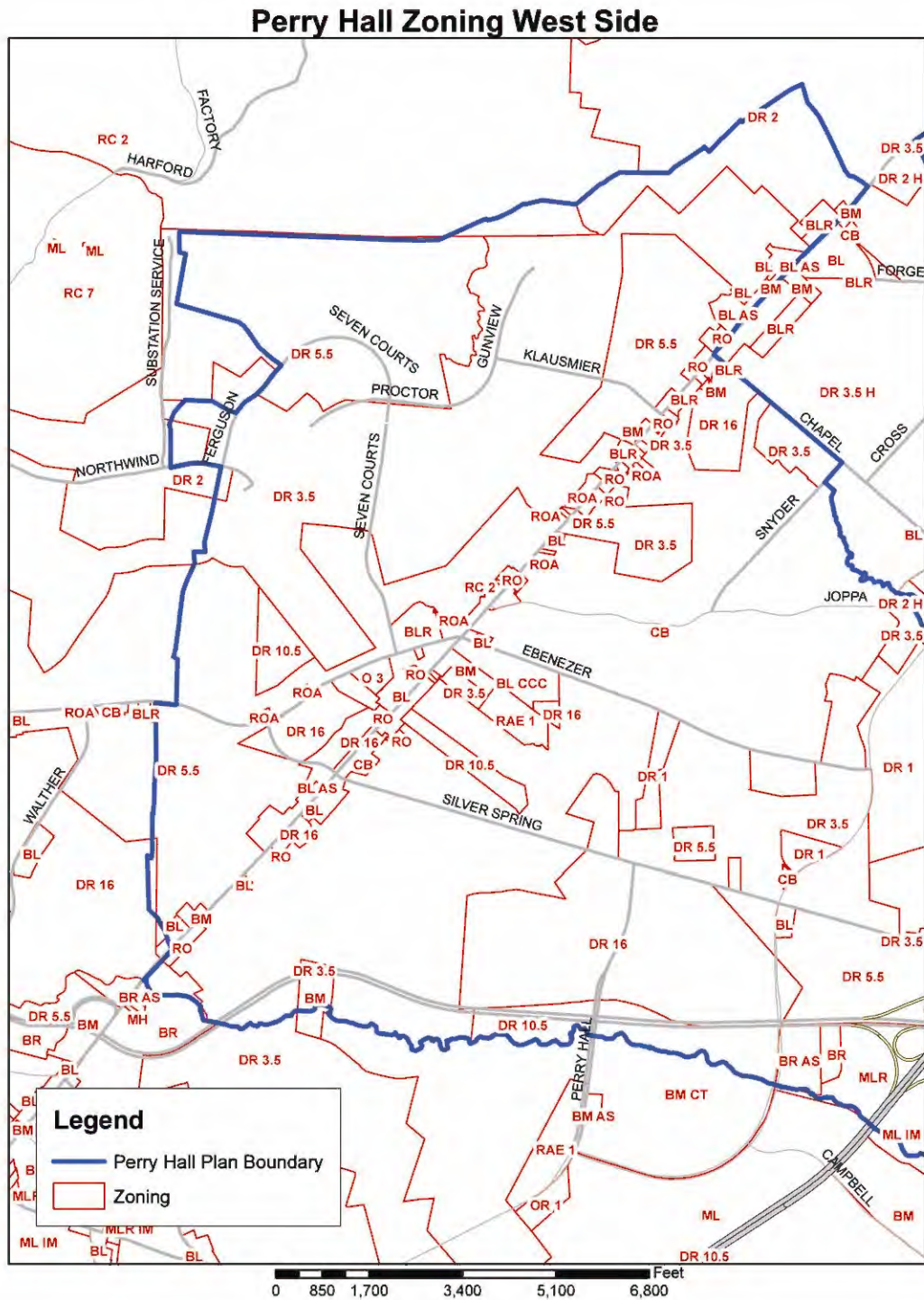
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Map 2: Perry Hall Land Management Map



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Map 3: Perry Hall Plan Zoning (Western Half)



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Charts

Chart 1: Perry Hall Community Plan Zoning Breakdown

Zone	Acreage	Percent of Total
BL	155.4	2.1%
BLR	28.2	0.4%
BM	126.3	1.7%
BR	71.2	1.0%
CB	7.5	0.1%
DR 1	206.0	2.8%
DR 10.5	133.9	1.8%
DR 16	414.8	5.6%
DR 2	848.8	11.5%
DR 3.5	1,386.7	18.8%
DR 5.5	2,286.4	30.9%
MH	173.7	2.4%
ML	659.1	8.9%
MLR	262.5	3.6%
O 3	6.9	0.1%
RAE 1	17.5	0.2%
RC 2	435.3	5.9%
RC 20	65.0	0.9%
RC 5	53.0	0.7%
RC 50	0.0	0.0%
RO	38.1	0.5%
ROA	14.0	0.2%
Total	7,390.5	100.0%
Total Commercial	388.6	5.3%
Total Residential	5,294.1	71.6%
Total Residential Office	52.2	0.7%
Total Manufacturing	1,102.2	14.9%
Total Resource Conservation	553.4	7.5%

Chart 2: Total Population

Total Population	
	Perry Hall Plan
Total	37,561

Chart 3: Population Pyramid

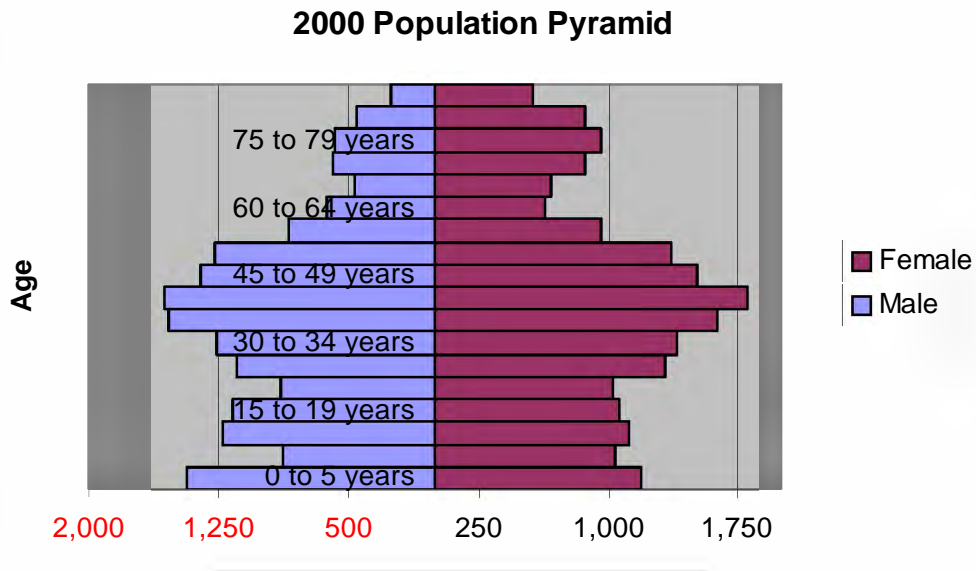


Chart 4: Median Income

Median Income	
	Perry Hall Plan
Median household income in 1999	56,063

Chart 5: Occupied Housing Units

Occupied Housing Units		
	Perry Hall Plan	Percentage
Owner occupied	11,289	72.2%
Renter occupied	4,343	27.8%
Total:	15,632	

Chart 6: Household Size

Household Size		
	Perry Hall Plan	Percentage
1-person household	4,608	29.5%
2-person household	5,262	33.7%
3-person household	2,462	15.7%
4-person household	2,185	14.0%
5-person household or more	1,115	7.1%
Total:	15,632	

Chart 7: Employment

Employment		
	Perry Hall Plan	Percentage
In labor force:	20,785	68.8%
Employed	20,050	66.4%
Unemployed	687	2.3%
Not in labor force	9,433	31.2%
Total:	30,218	

Chart 8: Transit

Transit		
	Perry Hall Plan	Percentage
Car, truck, or van:	18,836	95.0%
Drove alone	16,813	84.8%
Carpooled	2,023	10.2%
Public transportation:	297	1.5%
Walked	134	0.7%
Total:	19,828	



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