

# BALTIMORE COUNTY MASTER PLAN 1979 - 1990



**housing and community  
preservation plan**

**3**

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BALTIMORE COUNTY MASTER PLAN  
HOUSING AND COMMUNITY PRESERVATION PLAN

November 19, 1979

This volume is one of six that were adopted by resolution by the Baltimore County Council November 19, 1979, as the Baltimore County Master Plan. The text of the County Council Resolution adopting the Plan, Resolution No. 71-79, is set out on the following pages.

The six volumes that were adopted as the Baltimore County Growth Management Plan are entitled:

THE PHYSICAL DEVELOPMENT PLAN: PART I LAND USE ELEMENT

THE PHYSICAL DEVELOPMENT PLAN: PART II TRANSPORTATION ELEMENT

THE HOUSING AND COMMUNITY PRESERVATION PLAN

THE PUBLIC FACILITIES PLAN: PART I COMMUNITY SERVICES

THE PUBLIC FACILITIES PLAN: PART II UTILITIES

THE OPEN SPACE AND RECREATION PLAN

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1979, Legislative Day No. 22

RESOLUTION NO. 71-79

Mr. Norman W. Lauenstein, Councilman

By the County Council, November 19, 1979

WHEREAS, by Article XI-A of the Maryland Constitution, the General Assembly is authorized to provide a grant of "express powers" to counties that form a charter government; and

WHEREAS, by Article 25A, Section 5 of the Annotated Code of Maryland, the General Assembly has designated the "express powers" to be granted to charter counties, which powers include the power to enact local laws for the protection and promotion of public health, safety and welfare, relating to planning, zoning and subdivision, and to pass all ordinances, resolutions or bylaws that may be necessary and proper to execute and enforce any of the powers expressly enumerated; and

WHEREAS, the people of Baltimore County in accordance with the Constitution and Laws of the State of Maryland have adopted, ordained and established the Baltimore County Charter; and

WHEREAS, pursuant to provisions of the Charter and of the County Code, the County is responsible for planning for the future growth and development of the County, including the preparation of a Master Plan; and

WHEREAS, pursuant to Section 523 of the Baltimore County Charter, the Master Plan shall be a composite of mapped and written proposals setting forth comprehensive objectives, policies and standards to serve as a guide for the development of the County; and

WHEREAS, the Charter provides that the Office of Planning and Zoning prepare and revise a Master Plan at least every ten years, the previous such revision being accomplished in 1975; and

WHEREAS, pursuant to Section 523 of the Baltimore County Charter, the County Council has the responsibility to accept or modify, and then adopt by resolution, a Master Plan which it receives from the Office of Planning and Zoning; and

WHEREAS, the County Council has caused to be prepared by consultants and staff, at great expense to the taxpayers of Baltimore County, a comprehensive growth management planning study which has been accomplished over the past three years; and

WHEREAS, the elements of said planning study together comprise a Master Plan, containing objectives, policies and standards, and a composite of mapped and written proposals serving as a guide for the physical development of the County; and

WHEREAS, the Planning Board of Baltimore County has held public hearings on the Master Plan and on the elements thereof and has recommended the adoption of certain elements of that Plan; and

WHEREAS, the Office of Planning and Zoning has submitted to the County Council a Master Plan, entitled "Recommended Baltimore County Master Plan 1979-1995", with accompanying map entitled "Baltimore County Master Plan Land Use Plan"; and

WHEREAS, the County Council has held a public hearing on the Master Plan on September 11, 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Master Plan submitted by the Office of Planning and Zoning and adopted by the Baltimore County Planning Board, including mapped and written proposals, are hereby amended and modified, and as so amended and modified, are hereby adopted and declared to incorporate and be comprised of the following written and mapped components, which will serve as a guide for the development of the County, and which may be subject to such further modifications as deemed advisable by the Baltimore County Council:

"Baltimore County Master Plan 1979-1990" Written Components, maps, errata and addendum thereto, as follows:

SECTION I

Baltimore County Growth Management Program Physical Development Plan, Part I, Land Use Element.

SECTION II

Baltimore County Growth Management Program Physical Development Plan, Part II, Transportation Element.

SECTION III

Baltimore County Growth Management Program Housing and Community Preservation Plan.

SECTION IV

Baltimore County Growth Management Program Open Space and Recreation Plan.

SECTION V

Baltimore County Growth Management Program Public Facilities Plan, Part I, Community Services.

SECTION VI

Baltimore County Growth Management Program Public Facilities Plan, Part II, Utilities.

BE IT FURTHER RESOLVED, that, using the Baltimore County Master Plan 1979-1990 herein adopted as a guide, the County Council intends to proceed with development of an overall growth management program for the implementation of the Master Plan, said program to include revised zoning maps, zoning rules and regulations, subdivision rules and regulations, a capital improvements program, community plans, including but not limited to Owings Mills and Whitemarsh, and such other legislation, regulations, policies and programs as may be necessary;

BE IT FURTHER RESOLVED, that until said overall growth management program and implementation measures can be adopted, the Office of Planning and Zoning, the Baltimore County Council and all other departments, agencies and officials of the County, in the exercise of any powers, authority, duties or responsibilities related to actions impacting on land use, growth or development, including planning, zoning and subdivision activities, in the County, shall consider the objectives, policies and standards of the Master Plan.

BE IT FURTHER RESOLVED, that all programs and construction projects initiated by the County be in concert with or further the goals and objectives stated in the Master Plan adopted in this resolution, and further that the Director of the Office of Planning and Zoning make such an evaluation of each and every such project and program and forward said evaluation to the County Executive and the County Council for their consideration.

BE IT FURTHER RESOLVED, that supplementary to and in conformity with the Master Plan, the agencies of Baltimore County engage in an ongoing process which includes water, sewer, and solid waste management planning, management of the coastal zone of Baltimore County, designation of areas of critical state concern, specific area plans, and plans devoted to capital improvements and other facilities. It is intended that such plans, upon enactment by the County Council and as amended from time to time shall be incorporated in the Master Plan by reference.

BE IT FURTHER RESOLVED, that the County Council intends to approve a land use map to be part of the Master Plan concurrently with the adoption of the 1980 Comprehensive Zoning maps.

BE IT FURTHER RESOLVED, that the Planning Board forward to the Council, upon completion of the elements governing growth in each of the Growth Areas, a recommendation on the method of ensuring that all development actions made by the public and private sectors are in conformance with the master plan goals, objectives and elements as adopted by the County Council.

AND BE IT FURTHER RESOLVED, that previous Master Plans adopted by the Planning Board and/or the County Council are rescinded to the extent that they are inconsistent with the Baltimore County Master Plan 1979-1990.





HOUSING AND COMMUNITY  
PRESERVATION PLAN

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HOUSING AND COMMUNITY  
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Assistance provided by:

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## INTRODUCTION

The Housing and Community Preservation Plan of the Baltimore County Master Plan examines two major areas of concern to the County:

Housing Needs Unmet by the Private Market; and

Neighborhood and Community Conservation.

The plan is organized as follows:

A Summary of Conclusions and Recommendations sets out major findings of the study and proposed County action affecting housing availability and community preservation that are recommended to be given high priority.

Chapter I and Chapter II examine housing demand and housing supply, respectively, through 1995 based on projections developed in the Baltimore County Growth Management studies.

Chapter III discusses County-wide housing policy and recommended actions to meet the difference between housing need and the market supply of housing. Strategies are outlined to address housing issues in various types of County communities.

Chapter IV discusses County-wide policies affecting community structure. Strategies are outlined to address those issues in various types of County communities.

Chapter V summarizes analyses of the character of all of the communities and other less clearly defined geographic sub-areas that make up the County, including projected increases in housing by community under the Growth Management Plan. Housing and neighborhood/community development and preservation strategies are recommended for each community.

## SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

### HOUSING AND COMMUNITY DEVELOPMENT

#### Additional Assisted Housing Units

Specific goals for Assisted Housing Units will be determined in the Housing Assistance Plan.

#### Increasing the Ability of the Private Market to Meet Housing Needs

It is recommended that the County take the following actions to increase the ability of the private market to meet housing needs:

Investigate acquisition and cost writedown for resale for residential development, or public investment in selected on-site improvements to reduce the cost of developing housing on remaining by-passed development parcels within the County's developed communities that are well-suited for development;

Adopt more stringent landscaping, buffering, internal open space, and design requirements for mobile home parks and at the same time restructure the special exception provisions in the County zoning ordinance to permit more mobile home park development in the county, with greater amenities required; and

Investigate limited decreases in zoning requirements for conversion of single-family houses to multi-family use, subject to determination that densities and dwelling unit sizes will not be adversely affected.

#### Improvement of Housing Condition

Since areas in which overcrowding and lack of plumbing facilities are generally areas in which housing condition is far less of a concern than absence of curbs, gutters, paving and unemployment, it is recommended that public policy focus upon dealing with the latter problems.

In the twenty County communities identified as having more than 5% of their housing in need of external repair, it is recommended that active housing rehabilitation programs be undertaken.

#### State Legislative Change to Permit Tax Abatement for Residential Rehabilitation

The State does not have any system for encouraging rehabilitation by allowing for certain improvements without the penalty of a higher assessment. Adoption by the State legislature of a more flexible, but clearly defined, policy on assessment procedures related to home improvements would greatly assist local rehabilitation programs.

## COMMUNITY PRESERVATION

### More Structured Community-County Coordination

Regular meetings should be held between County agencies and councils of community organizations throughout the County to identify and address continuing planning and growth management issues and to develop capital improvement programs and other County actions for each area of the County.

### Other Means of Reinforcing Community Identity

In reviewing major private development proposals as well as public actions and programs, the County should take into account the impacts of such proposals, actions and programs upon existing County communities. The County should design public actions, incentives and controls to reinforce existing communities and to establish clear geographic centers within new development areas.

## I. HOUSING DEMAND

Demand for housing in Baltimore County has been very high in recent years. The total housing stock increased by 49,000 units or 34.8 percent from 1960 to 1970. The number of occupied units increased even more rapidly -- 37.4 percent. From 1970 to 1976 the number of housing units in the County increased by 40,900 units or 21.5 percent. The January, 1977 vacancy rate was estimated at 2.7 percent by the Office of Planning and Zoning, a substantially lower rate than in comparable areas.

Population growth has followed a similar pattern of rapid increase since 1960. The County experienced a 26.0 percent growth in population from 1960 to 1970 and 10.7 percent growth from 1970 to 1977. The following table illustrates the pattern of population growth in Baltimore County and the region.

### POPULATION TRENDS, BALTIMORE COUNTY AND BALTIMORE REGION, 1950-1970

	Baltimore County	Baltimore Region	County as a % of Region
April, 1950	270,273	1,457,181	18.5%
April, 1960	492,426	1,803,745	27.3%
April, 1970	620,409	2,070,300	30.0%
January, 1977	687,734	2,192,600	31.3%
<u>Average Annual Change</u>			
1950-1960	22,215	34,656	64.0%
1960-1970	12,798	26,656	48.0%
1970-1977	9,885	18,119	54.6%

Sources: U.S. Census of Population, and Baltimore County Office of Planning and Zoning.

County population is projected to continue its growth to a 1995 level of 847,600 persons. The rate of net in-migration is projected to decline from the very high rates of the 1960's and the early 1970's. From 1960 to 1970, 6,130 new persons moved into Baltimore County annually. Migration slowed somewhat to an annual rate of 5,590 from 1970 to 1975. It is projected that annual migration will average 4,825 to 1985 and 3,600 from 1985 to 1995. Projections of total population by five-year periods are shown on the following page for Baltimore County and the Baltimore region.



POPULATION PROJECTIONS, BALTIMORE COUNTY AND BALTIMORE REGION, 1977-1995

	Baltimore County	Baltimore Region	County as a % of Region
1977	686,734	2,192,600	31.3%
1980	714,400	2,266,000	31.5%
1985	758,400	2,381,700	31.8%
1990*	801,800*	2,512,500*	31.9%*
1995	847,600	2,657,700	31.9%
<u>Average Annual Change</u>			
1977-1985	8,970	23,640	38.0%
1985-1995	9,010	27,600	32.6%

Sources: Baltimore County Office of Planning and Zoning, Regional Planning Council, and Hammer, Siler, George Associates.

The growth in population will result in an even greater growth in the number of households. Recent trends toward higher divorce rates, postponement of marriage, independence of the elderly and preference for single life have resulted in a smaller average household size in the U.S. and in Baltimore County. These trends are expected to continue into the future. In addition, the changing age composition of the County's population suggests that a significantly smaller household size can be expected by 1995. Both in-migration and changes in the household structure of the existing population will result in an increasing demand for housing. The following table presents household projections.

HOUSEHOLD TRENDS AND PROJECTIONS, BALTIMORE COUNTY, 1960-1995

	Households	Population In Households	Average Household Size
<u>Actual</u>			
1960	134,556	481,502	3.58
1970	184,850	607,282	3.29
1977	224,551	669,903	2.98
<u>Projected</u>			
1980	244,243	696,958	2.85
1985	279,253	739,906	2.65
1990	311,325*	782,696*	2.51*
1995	344,017	828,080	2.41

Sources: U.S. Census of Population, Baltimore County Office of Planning and Zoning, and Hammer, Siler, George Associates.

\*Plan Year

Per capita and average household income were projected on the basis of past growth rates. Per capita income is projected to grow at an average annual rate of 1.9 percent over the forecast period. In constant 1976 dollars, Baltimore County income is projected to increase from \$6,485 to \$9,300 per person. Average household income will increase at a slower rate due to the declining household size. The 1977 distribution of households by income group is shown below along with projections of the future distribution.

HOUSEHOLDS BY INCOME, BALTIMORE COUNTY, 1977-1995\*

	1977	1985	1995
Less than \$10,000	34,900	42,900	50,500
\$10,000-\$14,999	30,500	36,300	41,300
\$15,000-\$19,999	58,200	69,200	74,300
\$20,000-\$24,999	34,100	42,900	57,500
\$25,000-\$39,999	53,000	66,200	87,700
\$40,000-and over	13,900	21,800	32,700
Total	224,600	279,300	344,000
Median	\$18,860	\$19,370	\$20,510

Source: Hammer, Siler, George Associates.

The income distribution of County households will affect both the tenure split and the type of new units built by 1995. The following table shows the projected owner-renter split by income class for 1985 and 1995. Future demand will result in a tenure split of 63.0 percent owner and 37.0 percent renter by 1995.

HOUSEHOLDS BY INCOME AND TENURE, BALTIMORE COUNTY, 1977-1995\*

	1977-1985		1985-1995		1977-1995	
	Owner	Renter	Owner	Renter	Owner	Renter
Less than \$10,000	16,100	18,800	19,300	23,600	22,700	27,800
\$10,000-\$14,999	15,400	15,100	18,200	18,100	20,700	20,600
\$15,000-\$19,999	32,200	26,000	38,100	31,100	40,900	33,400
\$20,000-\$24,999	22,300	11,800	27,900	15,000	37,400	20,100
\$25,000-\$39,999	40,000	13,000	49,600	16,600	65,800	21,900
\$40,000 and over	12,600	1,300	19,600	2,200	29,400	3,300
Total	138,600	86,000	172,700	106,600	216,900	127,100
Median	\$21,266	\$16,750	\$21,930	\$16,868	\$23,235	\$17,260

Source: Hammer, Siler, George Associates.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

The net increases in households in each income and tenure class are shown below for two future planning periods.

CHANGES IN HOUSEHOLDS BY INCOME AND TENURE, BALTIMORE COUNTY\*

	1977-1985	1985-1995
Owner		
Less than \$10,000	3,200	3,400
\$10,000-\$14,999	2,800	2,500
\$15,000-\$19,999	5,900	2,800
\$20,000-\$24,999	5,600	9,500
\$24,000-\$39,999	9,600	16,200
\$40,000 and over	<u>7,000</u>	<u>9,800</u>
Total	34,100	44,200
Renter		
Less than \$10,000	4,800	4,200
\$10,000-\$14,999	3,000	2,500
\$15,000-\$19,999	5,100	2,300
\$20,000-\$24,999	3,200	5,100
\$25,000-\$39,999	3,600	5,300
\$40,000 and over	<u>900</u>	<u>1,100</u>
Total	20,600	20,500

Source: Hammer, Siler, George Associates

The price of housing which would be required to meet this demand is derived from acceptable ratios of affordability. For all owner-occupied units, it is assumed that the price of housing demand is twice the annual household income. While many households are forced to pay more for housing than they would like, this is still a valid measure of demand. For rental units, a rent level of 25% of income was assumed to be the basic standard; however, this ratio was reduced to less than 20% in the upper-income categories to reflect prevailing expenditure patterns. The distribution of demand among various housing types was estimated on the basis of recent trends in the County and evaluation of experience in other communities. The distribution of housing demand by type of unit and price range has been forecast as shown in the two following tables.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

OWNER HOUSING DEMAND BY TYPE AND PRICE, BALTIMORE COUNTY, 1977-1995\*

	Mobile Homes	Single Family Detached	Town- houses	Condo- miniums	Total
1977-1985 Price:					
Less than \$20,000	1,600	0	640	960	3,200
\$20,000-\$29,999	0	0	1,400	1,400	2,800
\$30,000-\$39,999	0	1,270	3,450	1,180	5,900
\$40,000-\$49,999	0	2,800	2,240	560	5,600
\$50,000-\$79,999	0	5,760	2,880	960	9,600
\$80,000 or more	0	5,950	1,050	0	7,000
Total	1,600	15,780	11,660	5,060	34,100
Percent of Total	4.7%	46.3%	34.2%	14.8%	100.0%
1985-1995 Price:					
Less than \$20,000	1,700	0	680	1,020	3,400
\$20,000-\$29,999	0	0	1,250	1,250	2,500
\$30,000-\$39,999	0	560	1,680	560	2,800
\$40,000-\$49,999	0	4,750	3,800	950	9,500
\$50,000-\$79,999	0	9,720	4,860	1,620	16,200
\$80,000 or more	0	8,330	1,470	0	9,800
Total	1,700	23,360	13,740	5,400	44,200
Percent of Total	3.9%	52.8%	31.1%	12.2%	100.0%
Total 1977-1995 Price:					
Less than \$20,000	3,300	0	1,320	1,980	6,600
\$20,000-\$29,999	0	0	2,650	2,650	5,300
\$30,000-\$39,999	0	1,830	5,130	1,740	8,700
\$40,000-\$49,999	0	7,550	6,040	1,510	15,100
\$50,000-\$79,999	0	15,480	7,740	2,580	25,800
\$80,000 or more	0	14,280	2,520	0	16,800
Total	3,300	39,140	25,400	10,460	78,300
Percent of Total	4.2%	50.0%	32.4%	13.4%	100.0%

Source: Hammer, Siler, George Associates

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

RENTAL HOUSING BY STRUCTURE TYPE AND MONTHLY RATES, BALTIMORE COUNTY,  
1977-1995\*

	High- Rise	Low Rise	Total	High- Rise	Low- Rise	Total	High- Rise	Low- Rise	Total
Monthly Rent:									
Less than \$100	0	1,784	1,784	0	1,530	1,530	0	3,314	3,314
\$100-\$199	0	2,712	2,712	0	2,495	2,495	0	5,207	5,207
\$200-\$299	323	2,903	3,226	239	2,156	2,395	562	5,059	5,621
\$300-\$399	1,415	5,661	7,076	1,021	4,083	5,104	2,436	9,744	12,180
\$400-\$499	586	2,346	2,932	1,102	4,406	5,508	1,688	6,752	8,440
\$500 or more	2,296	574	2,870	2,774	694	3,468	5,070	1,268	6,338
Total	4,620	15,980	20,600	5,136	15,364	20,500	9,756	31,344	41,100

Source: Hammer, Siler, George Associates

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## II. HOUSING SUPPLY

The private housing market has not fully responded to the demand for housing in the lower price ranges. Escalating costs for construction, land, taxes, insurance, utilities and mortgage interest are contributing to rapid increases in the costs of housing. Analysis of recent sales indicates virtually no for-sale housing production under \$30,000 in Baltimore County.

Restrictions on the amount of land available for future development will result in an adjustment in land values. Changing expectations as to the future patterns of growth will cause changes in the relative value of land in different areas of the County. However, on average the price of County land available for residential development will be higher than the price which would have existed in the absence of growth management controls. Increases in the cost of land will naturally result in further increases in the cost of residential development.

Shown on the following page are the projected responses of the private housing market to the previously forecast demand and the influence of growth management controls on the costs of residential development. The private market will meet only 86.8% of the total demand from 1977 to 1995. Roughly 15,750 households will be required by their low incomes to find alternative housing sources.

Mobile homes have the potential to satisfy a large portion of the demand for lower priced units, but zoning policies in Baltimore County and the rest of the region have restricted this source of lower cost housing. If trends in mobile home park development continue, 1,000 additional units will be placed in the County over the forecast period.

Two additional responses to excess demand will help to fill the inadequacies of new construction. Baltimore County contains a sizeable number of older homes which through the combined influence of obsolescence and market pressures could be subdivided into a number of smaller units. This conversion process is a common way of satisfying a portion of the lower end of the rental demand groups.

Somewhat related to conversions is the concept of "doubling up" which refers to two or more families living in the same dwelling unit due to the lack of alternatives or family members such as younger persons or the elderly remaining with the primary family group when, if housing were available, they might be induced to move out and form separate households.

HOUSING DEMAND SATISFIED WITHOUT NEW UNIT CONSTRUCTION, BALTIMORE COUNTY, 1977-1995\*

	1977-1985		1985-1995	
	Per Year	Total	Per Year	Total
Mobile Homes	50	400	60	600
Conversions	300	2,400	200	2,000
Doubling Up	75	600	15	150
Total	425	3,400	275	2,750

Source: Hammer, Siler, George Associates and Wallace, McHarg, Roberts and Todd.

The most prevalent response to the rising costs of housing will be the expenditure of a larger proportion of household income on housing. Those most affected by the increased costs of housing will be first-time buyers and lower-income households. Those persons who already own houses in the County will be less impacted because their houses can be expected to increase in value as the costs of new housing increase. The equity accumulated during the period of rising values could be applied to the purchase of a new house.

The increased cost of housing will lead selected smaller households who might otherwise have purchased single-family detached units to purchase townhouses. Residential developers can be expected to respond to demands from that segment of the market by building larger townhouses with the same amenities as single-family detached units. Planned open space and ready access to town centers in new development areas will provide a superior environment for townhouses. The improved townhouse setting may persuade additional households to choose townhouses rather than single-family detached units. The combination of cost pressures and improved settings will result in a shift of roughly ten percent from detached units to townhouses over the baseline forecast from 1977 to 1995.

#### A. HOUSING ASSISTANCE NEEDS

Some segments of the Baltimore County population will be most harshly affected by the high costs of housing. Lower-income households and the elderly will experience the greatest need. Mobile homes and conversions cannot meet all the needs of the 15,750 households which will be priced out of the private housing market by 1995. The elderly population have particular physical housing requirements in addition to problems of low incomes.

##### 1. Lower Income Households

As discussed earlier, mobile homes, conversions and doubling up are projected to satisfy the housing demands of 6,150 households with incomes less than \$15,000. An additional 9,600 lower-income households will require

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

public housing assistance by 1995. To meet the needs of this population, an average of 535 household subsidies will be required each year.

Specific goals for public housing assistance will be defined in Housing Assistance Plans.

## 2. Elderly Households

In 1977, Baltimore County had 32,278 heads of households who were 65 years or older. They represented 14.4% of all County households. By 1995, that proportion is projected to increase to 19.8%. The County will have 67,913 households with elderly heads by 1995 as shown in the following table.

HOUSEHOLDS BY AGE OF HEAD, BALTIMORE COUNTY, 1977-1995\*

Household by Age of head	1977	1985	1995
Less than 14	-	-	-
15-24	16,112	18,935	16,491
25-34	48,735	67,838	74,817
35-44	40,823	53,196	82,950
45-64	86,603	91,305	101,846
65 and over	<u>32,278</u>	<u>47,979</u>	<u>67,913</u>
Total	224,551	279,253	344,017

Source: Hammer, Siler, George Associates

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.



FORECAST NEW UNITS IN THE PRIVATE MARKET, BALTIMORE COUNTY, 1977-1995\*

	Single Family	Townhouses	Condominiums
<u>Sale Price 1977-1985:</u>			
Less than \$20,000	0	0	0
\$20,000-\$29,999	0	350	700
\$30,000-\$39,999	1,270	3,565	1,336
\$40,000-\$49,999	2,800	2,240	560
\$50,000-\$79,999	5,760	2,880	960
\$80,000 or more	<u>5,950</u>	<u>1,050</u>	<u>0</u>
Total	15,780	10,085	3,556
<u>Sale Price 1985-1995:</u>			
Less than \$20,000	0	0	0
\$20,000-\$29,999	0	150	700
\$30,000-\$39,999	295	1,425	605
\$40,000-\$49,999	4,750	3,700	950
\$50,000-\$79,999	9,720	4,860	1,620
\$80,000 or more	<u>8,330</u>	<u>1,470</u>	<u>0</u>
Total	23,095	11,605	3,875
<u>Monthly Rent 1977-1985:</u>		<u>Multi-Family</u>	
Less than \$100		0	
\$100-\$199		1,356	
\$200-\$299		3,445	
\$300-\$399		7,076	
\$400-\$499		2,932	
\$500 or more		<u>2,870</u>	
Total		17,679	
<u>Monthly Rent 1985-1995:</u>			
Less than \$100		0	
\$100-\$199		1,250	
\$200-\$299		2,645	
\$300-\$399		5,104	
\$400-\$499		5,508	
\$500 or more		<u>3,468</u>	
Total		17,975	
Source: Hammer, Siler, George Associates			

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

### III. COUNTY HOUSING POLICY AND STRATEGIES

County housing policy must address three major areas of concern:

1. Meeting housing needs unmet by the private market;
2. Safeguarding and improving the quality of the County's existing housing stock; and
3. Coordinating development of new market as well as assisted housing with staging of provision of community services.

The first two of these areas of concern are discussed in this chapter and recommendations are presented for County strategies to address them. County strategies recommended to meet housing needs unmet by the private market are largely County-wide. County strategies recommended to safeguard and improve the quality of the County's existing housing stock are specific to types of County communities.

The third area of concern, coordination of new market as well as assisted housing with staging of provision of community services, is addressed in later chapters of this report, and in the Land Use Chapter of the Growth Management Physical Development Plan.

#### A. MEETING COUNTY HOUSING NEEDS UNMET BY THE PRIVATE MARKET

Essentially, there are two ways of meeting housing needs unmet by the private market:

Adopting policies that result in a decrease in the cost of housing produced by the private market thereby enlarging the portion of housing demand that the housing market can meet; and

Use of Public Assistance in the forms of rent subsidies, mortgage guarantees, interest reduction, and other means of reducing the cost of housing to the consumer.

These two housing policy areas are discussed below.

##### 1. Policies that Result in a Decrease in the Cost of Housing Produced by the Private Market

Policies that are important to consider that can affect the ability of the private market to meet County housing demand include:

Mitigation of increases in the cost of vacant land within the developing portion of the County;

County policy concerning mobile homes;

County policy concerning conversion of older single-family homes to apartments; and

County policy concerning doubling up within housing.

a. How to Mitigate Increases in the Cost of Land Leading to Increases in the Cost of Housing

The National Task Force on the Cost of Housing recently completed a report stating that it had found through surveys of land use practice across the country that there is an abundance of land by-passed by the private housing development market as it leapfrogs outward from urban centers toward ever-cheaper land. The Task Force recommends efforts on the part of local government to reduce the costs to the private market of developing these remaining vacant land parcels, resulting in lower-priced private market housing on these parcels.<sup>1</sup>

This pattern is found in Baltimore County as in most of the country's major urban areas.

This policy should be tempered by two considerations.

first, the requirement of many developed areas for additional open space in order to preserve their present character; this requirement suggests that it may be appropriate to decrease densities on some of these vacant lands and to acquire others for publicly-owned open space; and

second, the unsuitability of some remaining lands for many types of development; many undeveloped parcels have not been developed because of special site problems or environmental concerns; incentives for development of such sites could be counterproductive for both the sites and the surrounding neighborhoods and communities.

Based upon these considerations, a detailed evaluation should be undertaken of all major vacant sites to determine their suitability for development, and the types of incentives that would be required in order to induce development there.

The County could take action to reduce the cost of the lands found to be well-suited for development by means of acquisition and cost-writedown, or by public investment in selected on-site improvements.

<sup>1</sup> U.S. Department of Housing and Urban Development, Final Report of the Task Force on Housing Costs, Washington, D.C., May, 1978, p. 23.

b. Improved Design Controls for Mobile Home Parks as a Source of Moderate Priced Housing

Mobile homes are one of the least costly forms of private market housing available. There are three major concerns commonly associated with mobile homes:

1. Where single mobile homes are located on lots with other existing uses, applicability of setbacks and other land use control requirements can be unclear. The problem is not applicable in Baltimore County, as current zoning places very clear limitations upon the location of individual mobile homes.
2. When mobile homes are located within mobile home parks, they are not taxed as real property. Many people consider, therefore, that residents of mobile home parks do not pay taxes to provide for the community services that they require. In fact, the mobile home park owner is taxed, and these taxes are passed on to the mobile home residents in the fees they pay, in the same manner that taxes are passed on to apartment dwellers as part of their rent.
3. Where mobile homes are located within mobile home parks, design, yard, setback, landscaping and maintenance requirements are crucial to the determination of whether mobile home parks become a potential blighting influence, or modest priced aesthetically acceptable residential subdivisions. Baltimore County does not at present have sufficiently stringent mobile home park requirements. Section 414 of the Zoning Ordinance contains no landscaping or planted buffer requirements and no requirements for common open space or laundry facilities. Addition of such requirements as well as a somewhat larger space requirement per mobile home combined with design flexibility in orientation of mobile homes and minimum standards and specifications for internal streets and parking could significantly change the appearance and acceptability of mobile home parks in Baltimore County, without greatly increasing the cost of such housing. Southern Florida and Central Pennsylvania provide many examples of communities in which well-landscaped mobile home parks help to meet a significant portion of local housing demand.

With improved design, yard, setback buffering, landscaping, maintenance and improvement requirements, the special exception limitations for mobile home park development could be decreased somewhat, and a somewhat larger amount of mobile home park development could be permitted in the County.

c. Conversion of Large Older Single-Family Houses to Apartments

Conversion of large older single-family homes to apartments is a response of the market to changing lifestyles and aging communities. The term functional obsolescence is frequently used to describe these large homes which are by no means structurally obsolete. Within limits, such conversions can be beneficial in many ways:

1. If conversion were not permitted, such structures might become permanently vacant, finding no alternative re-use.
2. Conversion can provide reasonably priced rental housing to meet a portion of the County's housing demand.
3. Many such structures provide space and architectural features with which new rental housing has difficulty competing.

The County Zoning Ordinance at present establishes minimum lot area and yard dimensions necessary to permit conversion of single-family dwellings, in Section 402. These dimension requirements should not be further reduced without a detailed study of the implications of such reduction in terms of density and dwelling unit size.

d. Doubling Up Within Housing

Doubling up within housing usually takes the form of several generations sharing a dwelling unit to reduce housing costs. While there are many who argue the virtues of extended families, reliance upon doubling up in housing to provide housing for any significant numbers of County households limits housing choice and can result in overcrowding of existing housing.

2. Public Assistance for Housing in the County

Two aspects of public assistance for housing in the County are discussed in this section:

the county's system for administration of housing programs; and  
current housing assistance in the County.

a. Administration of Housing Programs

The County Development Coordinator's office is responsible for the coordination of all federal and state funds in the County and is also responsible for administration of federal and state housing assistance programs for the County.

Several activities that are very important to the administration of public assistance for housing are:

- assuring successful private management of subsidized rental units;
- coordinating provision of housing subsidies with other community concerns so as not to over-impact any geographic area of the County with assisted housing;
- identifying other means of improving housing opportunities;

monitoring the results of adopted housing policies; and

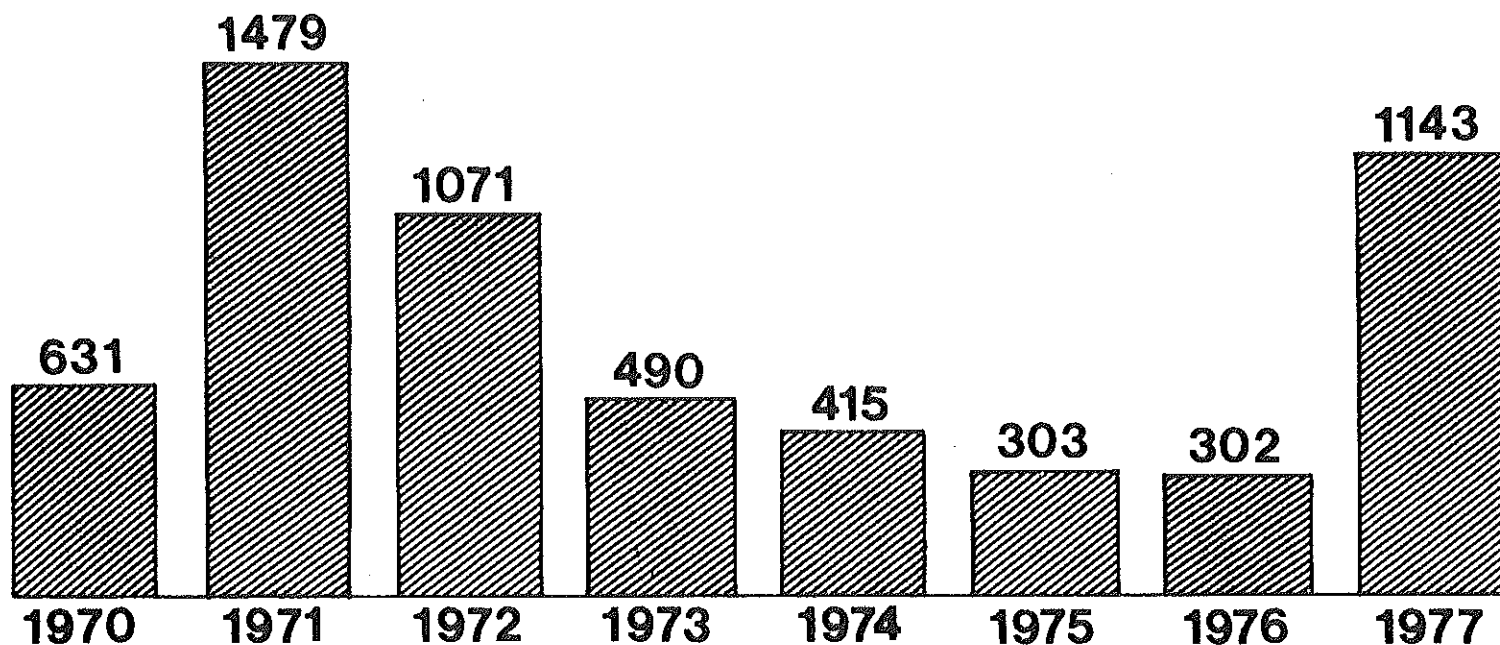
assuring that equal opportunities for housing in the County are available to all households seeking housing, regardless of race, color, religion, sex or national origin.

In order to carry out these activities it is suggested that the County consider establishing a Housing Advisory Board, made up of representatives of housing consumer interests, of the housing industry, and of the public sector appointed by the County Executive, to meet six times a year, at a minimum, to identify housing issues and to advise the County Executive on housing policy.

b. Current Housing Assistance in the County

The accompanying map and table illustrate the location of assisted housing in Baltimore County at the present time. As indicated in the accompanying chart the numbers of assisted units initiated in Baltimore County has varied markedly from year to year. While between 1972 and 1976, establishment of assisted units averaged 380 units a year, more than 1,000 assisted units were either constructed or subsidized, where assistance was provided for existing units, in 1971, 1972 and 1977.

## ASSISTED HOUSING UNITS IN BALTIMORE COUNTY 1970-1977



Source: Baltimore Regional Planning Council, 1977

# LOW AND MODERATE INCOME HOUSING IN BALTIMORE COUNTY

EXISTING THROUGH 1976

(No. in left column keyed to accompanying map of assisted housing)

Program	Year	Project Name & Address	RPD	Census Tract	Eff.	Units by Size				Total Units	Suppl. Assisted	Program	Units
						1 BR	2 BR	3 BR	4 BR	Family	Elderly		
-- P. Hsg Leased	1972	Individual Apts. Scattered	300							193			
1. 236 New	1971	Timbercroft Th II Highfalcon Rd.	306	404500		027	098			125			
2.	1971	Foxridge Manor Walnutgrove Middlboro	328	450502				111		111		Sec 8	009
3.	1971	Fairbrook Park I Fairbrook Rd.	323	401501		045	117			162		Sec. 8	075
4.	1971	East Roc Apts. SFCIII Sandalwood	328	450502			134	070		204			
5.	1971	Windsor House Apts. Martin Blvd. Windlass	327	451300						200		Sec. 8	053
6.	1972	Garrison Fst. Tnhs. I Owings Mills	306	404200		048	132	026		206			
7.	1972	Timbercroft Th III 61-A Highfalcon Rd.	306	404500		035	065	065		165			
8.	1974	Garr Forest Apts. II Rosewood La., Owg Mil	306	404200		072	096	030		198		Sec. 8	001
9.	1974	Kingston Townhouses Kingston Rd. & Knsway	327	451500				115		115		Sec. 8	030
10.	1975	Lake in the Woods Charleston Ave. Lans	325	430300		028	243	032		303		Sec. 8	001
11.	1976	Tabco Towers 211-305 E. Joppa Rd.	315	490400	120	080					200	Rs/Sec. 8	080
-- 235 New	1969	Individual Homes Scattered	300							019			
--	1970	Individual Homes Scattered	300							044			
12.	1971	Huntsmor Oakland Ter+Arbutus	325	430700						021			
--	1971	Individual Homes Scattered	300							110			
--	1972	Individual Homes Scattered	300							007			
--	1973	Individual Homes Scattered	300							005			
13. 221-D-3 BMIR	1972	Lansdowne Garden 2 Stleton St. Apt. 1A	325	430200		042	108	018		168			
14. 221-D-4	1969	Highland Vil Apt. McDowell Lane	325	430101			241			241			
15.	1970	Fontana Village 8783 Fontana Lane	321	440700			356			356			
16.	1970	Rockdale Manor Apts. Rolling Rd. & Church	319	402301						231			
17.	1971	Twin Lakes Twrs I Millford Mill Rd.	319	402363	062	070	040			172			
18.	1971	Bentley Park Apts. Valley Meadow Cir Dr	306	404500		016	084	018	003	121			
19.	1971	Liberty Gardens Apts. 3400 Bfxhill Rd.	319	402303						253			
20.	1972	Chadwick Manor Cantwell Rd.	323	401501		025	170	025		220			
21.	1972	Doncaster Apts. Old-Harford Summit	316	492200		060	120	011		191			
22.	1972	Morningside Heights Plst Rdge Rd Ows MI	306	404200		036	012	066		114			
23.	1973	Wampler Village Apts. 300-400 Wampler Rd	327	451400				324		324			
24.	1973	Bentley Park II Reisterstown	306	404500		003	094	064		161			
25.	1974	East Gate Twynhse E. Gatif Ct Essex	328	450502		024	068	010		102			
26.	1976	Taylor Manor Taylor Ave.	324	400200			102			102			
Sfc. 8 Exist.	1977	Individual Apts Scattered	300			264	228	174	032	638	060		

Source: Regional Planning Council, December 1976, Baltimore, Maryland.

# LOW AND MODERATE INCOME HOUSING IN BALTIMORE COUNTY, cont.

CONSTRUCTED 1977 THROUGH 1978						(No. in left column keyed to accompanying map of assisted housing)							
Program	Year	Project Name & Address	RPD	Census Tract	Eff.	Units by Size				Total Units		Suppl. Assisted	Units
						1 BR	2 BR	3 BR	4 BR	Family	Elderly	Program	Units
27.	236 New	1977 Timbercroft Tnhs 4+5 High Falcon	306	404200		061	190	028		279			
28.	221-D-4	1977 Somerset Manor Apts. II Camberly Circle	315	490301	003	018	045			066			
29.		1977 Dunfield Apts. Sec. II Perry Hall Area	317	411402		096	132			228			
30.		1977 Featherbed Lane Featherbed Lane	319	402402		012	139			151			
31.		1977 Canterbury Apts. Old-Philadelphia Rd.	321	440700		048	192			240			
32.		1978 Apple Hill Apts. N It Ridgetown Drive	317	440300		072	096	010		178			

## PLANNED, 1977

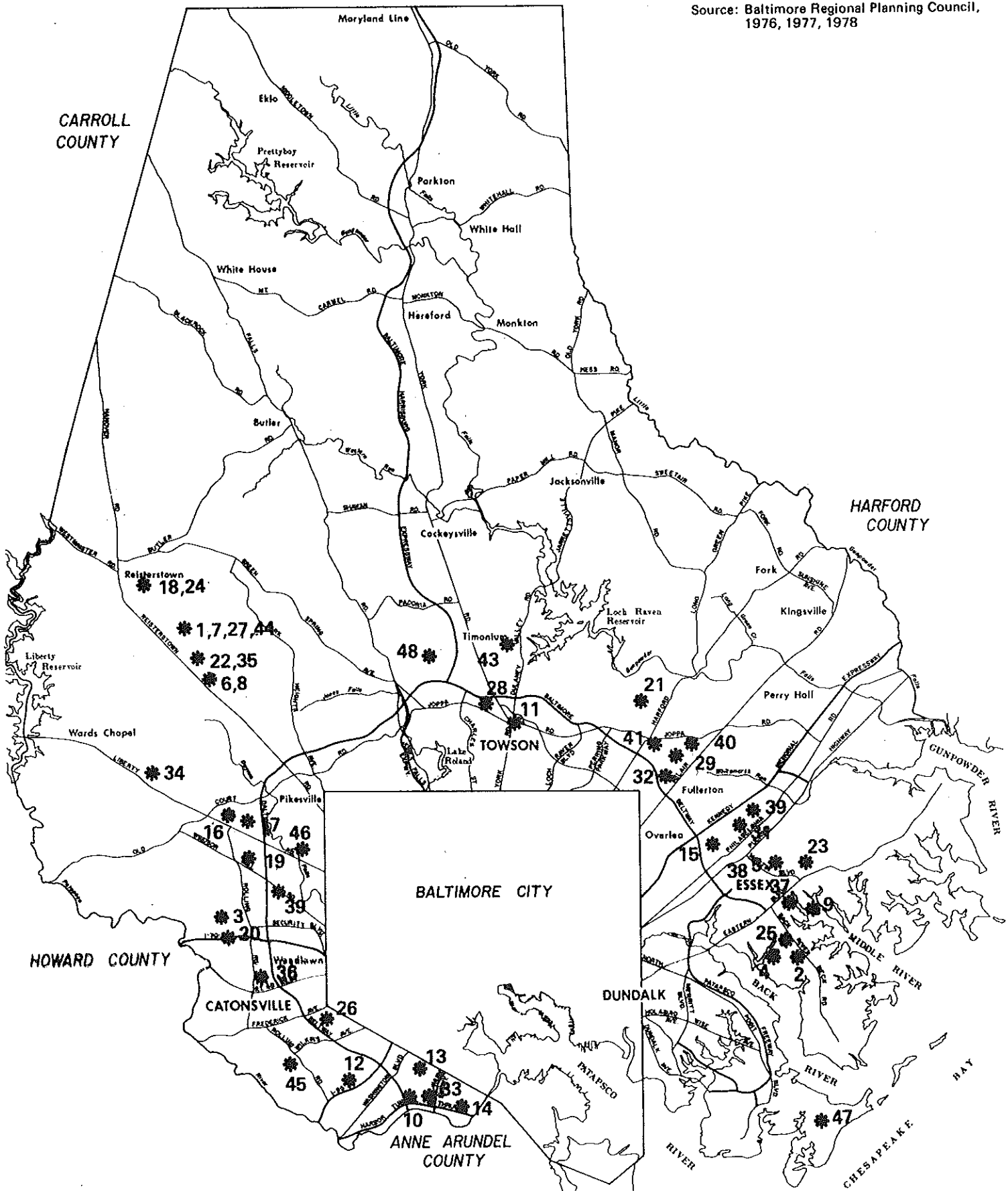
33.	22-D-4	*1977 Riverview Apts, 5th Ave. Landsdowne	325	430300						330			
34.		**1999 Pikeswoods Court 9500 Ltherty Rd.	312	402501	022	086	032			140			
35.		*1999 Morningside Hgts. Apt. Willow Bnd. & Plst Rg.	306	404200		072	063			135			
36.	Sfc. 8 New	1999 Village Oaks Winters Lane	324	400800	030	150					180		
37.		1999 Hopkins Village Punte Lane	328	450801		164					164		

\*Completed, 1977 and 1978; \*\* Under construction, 1979



# PENNSYLVANIA

Source: Baltimore Regional Planning Council,  
1976, 1977, 1978



## PUBLICLY ASSISTED HOUSING



## B. SAFEGUARDING AND IMPROVING THE COUNTY'S EXISTING HOUSING STOCK

In addition to providing availability of housing within the County to meet the needs of all income groups seeking housing there, the County must address the issue of the condition of the County's existing housing stock.

Information concerning housing condition in the County is available from two sources: the 1960 and 1970 U.S. Census and Field Surveys of the exterior of the County housing carried out by the Baltimore County Growth Management staff in 1977 and 1978.

### 1. Recommended Strategy in Areas where Housing is Overcrowded and Lacks Plumbing Facilities

The most recent Census of Housing taken in 1970 provides County-wide information concerning two indicators of County housing condition: overcrowding and lack of plumbing facilities.

Overcrowding is not necessarily synonymous with substandard conditions in housing, but experience has shown that it usually is. The Census definition of overcrowding is units with 1.01 or more persons per room. The 1970 census reported that 7,450 units, or 3.9% of all 1970 units, had from 1.01 to 1.50 persons per room; 1,111, or 0.6% of all 1970 units had more than 1.50 persons per room. Most of these units had plumbing facilities. The census shows these units to be concentrated in some of the County's older communities.

Dundalk	1,991
Essex	803
Towson	547
Catonsville	522
Parkville	371
Woodlawn-Woodmoor	203
Randallstown	147
Pikesville	94

The remaining 3,445 units are in the balance of the County.

The U.S. Census defines units which lack some plumbing as those which do not have hot and cold piped water, flush toilet, and bathtub or shower inside the structure. The toilet and bathing facilities must be for the exclusive use of the occupants of the unit. For the entire county, 3,705 occupied units, or 2.0% of all 1970 units, lacked some plumbing facilities. By community area, these occupied units were distributed as follows:

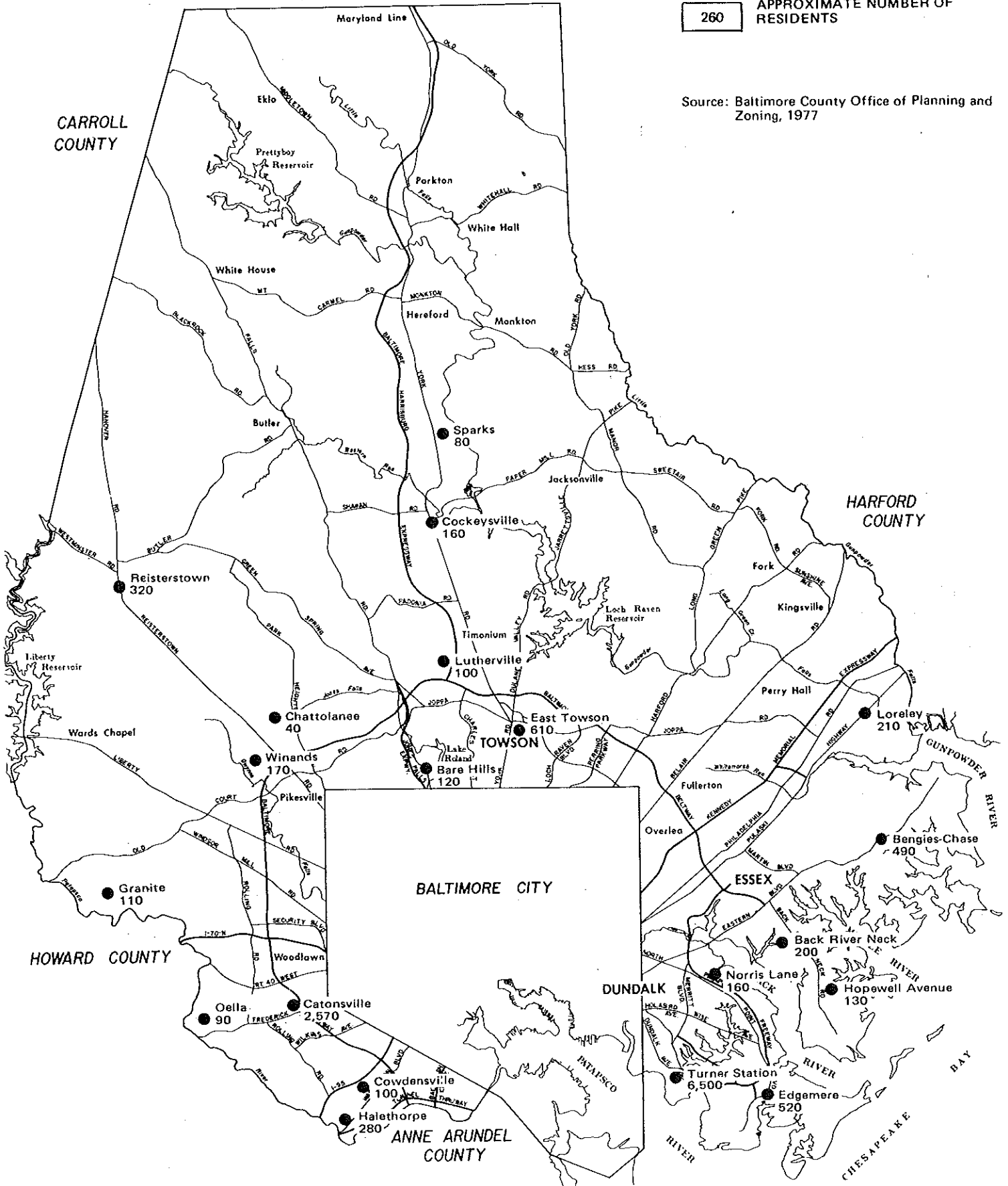
Catonsville	385
Dundalk	296
Essex	272
Towson	176

# PENNSYLVANIA

260

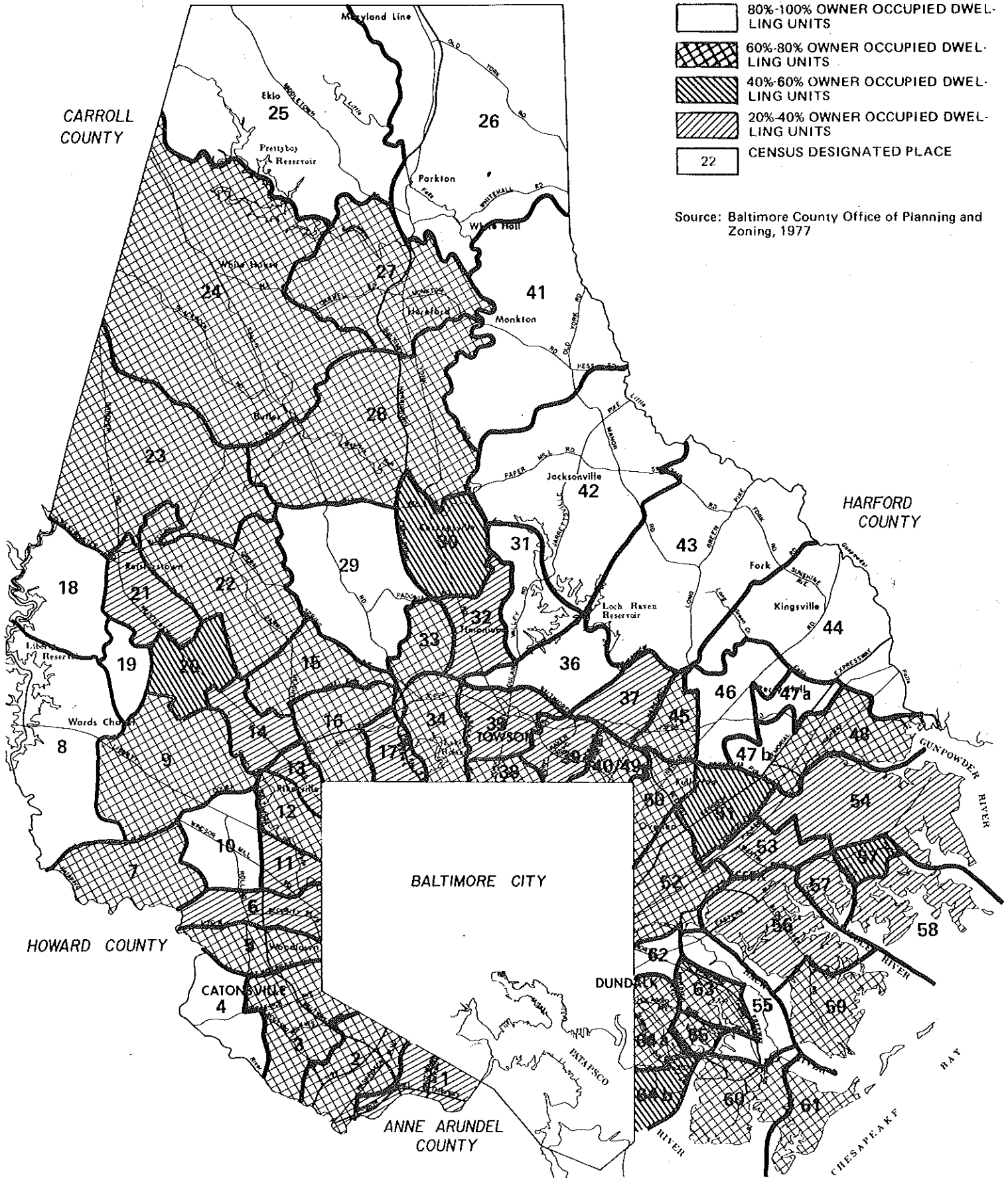
APPROXIMATE NUMBER OF RESIDENTS

Source: Baltimore County Office of Planning and Zoning, 1977



## HISTORIC BLACK SETTLEMENTS

PENNSYLVANIA



PERCENTAGE HOME OWNERSHIP 1976



The remainder of these units were in the balance of the County. Together, overcrowded units and units lacking plumbing totalled 11,828 units.

Many of these units are located in historic Black enclaves, which were settled before the beginning of this century, at a time before equal opportunity in access to housing and to community services became an explicit social value. Civic leaders hesitate to complain about housing in these communities because of a concern that poor families might be evicted. These settlements represent a valued part of the heritage of many Black residents of the County as communities established by their Freedmen ancestors.

Of greater concern, many feel, than the antiquated form of some of the housing in these historic settlements, are the unemployment and absence of road paving, curbs and gutters, and other public improvements.

The 1970 Census did not identify condition of housing. The 1980 Census will also provide indicators of housing condition in the County, although again condition will not be addressed directly.

## 2. Recommended Strategies in Communities with More than 5% of the Housing in Need of Repair

During the Growth Management Program, surveys were undertaken of the exterior condition of all housing in the County. Single-family detached, semi-detached and attached units were surveyed in 1977 and apartments were surveyed in 1978. The results of these surveys were tabulated by census tract and aggregated to community for evaluation in this analysis. This information is considerably more current than the 1970 census, and addresses directly the external condition of County housing, rather than indicators of condition.

Together these two sets of data provide the basis for recommended policies to safeguard and improve the County's existing housing stock.

Maps presented in this chapter illustrate the locations of existing and planned assisted housing in the County as of July, 1978, percentage owner occupancy in County communities as of January, 1977, percentage dwelling units in need of repair in County communities, 1977-1978, and median income in County election districts for 1970. A comparison of these maps has implications for County housing policy.

Of interest is the very low correlation between dwelling units in need of external repair, 1977 and 1978, and degree of owner occupancy in 1976, and the rather high correlation between dwelling units in need of external repair, 1977 and 1978, and median income, 1970. Communities in the south-eastern portion of the County and in the northernmost and northwestern portions of the County had 1970 median incomes that were generally lower than communities in the central County, and more dwelling units observed by County Growth Management staff to be in need of external repair in 1977 and 1978 than communities in the central County.

These findings reinforce the projections set out in Chapters I and II of this report of a market for high value rental property in the County and suggest that assistance to homeowners for improvements to their properties through a low-interest loan program or through some form of tax abatement could have a significant impact upon housing in the County requiring repair.

The community outlines set out in Chapter V of this report indicate the percent of housing found to require external repairs in each of the County's sixty-seven census-designated places, as proposed for use in the 1980 Census by the Baltimore County Office of Planning and Zoning. In this Chapter, consideration is limited to areas in which 5% or more of the housing was found to require external repairs.

All of the areas in which 5% or more of the housing requires external repairs share several development characteristics: none of them includes a town or community center recommended for strong or moderately strong residential intensification, and none of them includes a proposed site for a priority Mass Transit Station.

The accompanying table presents selected other characteristics of communities in the County with between 5% and 10% and with 10% or more of 1976 dwelling units in need of external repair: population density, predominant land uses, presence or absence of locally perceived conflicts between residential and industrial uses, presence of air or water pollution associated with industry, location within the community of older settlements with many community services lacking, potential commercial decline identified by citizens, whether or not assisted housing is existing or planned, whether or not there is an active vocal citizens' organization representing all or most portions of the community, whether or not the community lies within an area of the County in which the median income was below \$11,000 in 1970, what percent increase in residential use is projected by 1995, and whether or not any portion of the community lies within a proposed major New Development Area under the Growth Management Plan.

Comparing the communities in terms of these characteristics several distinct types of areas become apparent:

a. Older, relatively densely settled communities with a mix of land use types including substantial older industrial and commercial development, assisted housing existing or planned for the area, and relatively low median income (1970) in comparison to the rest of the County. These communities are:

Aero Acres-Victory Villa  
Lansdowne-Baltimore Highlands, and  
Essex

All of the characteristics common to this type of area suggest that no further new construction of publicly assisted housing should occur

there. Each of these communities now houses or is planned to house more than 500 assisted dwelling units.

The relatively low median income and the relatively high percentage for the County of rental units in these areas suggest that both Section 8 subsidies to existing rental units to induce improvements of rental properties, and low interest loans to homeowners to induce improvements of owner-occupied properties should be included in the housing strategy for these areas.

This type of community, as well as other areas in which inducement of private renovation of housing in need of repairs is a County goal, would benefit greatly from a policy under which rehabilitation would not result in a reassessment and increased property taxes. While this policy is available as a local option in many states, it is not in Maryland.

In Maryland, property assessments are performed by the State without provision for local policy discretion. The State does not have, at this time, any system for encouraging rehabilitation by allowing for certain improvements without the penalty of higher assessment. Adoption by the State legislature of a more flexible, but clearly defined policy on assessment procedures related to home improvements would provide an important boost to local rehabilitation programs.<sup>1</sup>

Lansdowne-Baltimore Highlands and Aero Acres-Victory Villa have both been identified by the County as particularly suited for Neighborhood Improvement Programs and Essex is already the focus of a Commercial Revitalization Program.

b. Partly settled bayfront communities with remaining undeveloped lands, many at least partly unserved at present with public sewer and water. These communities are:

- Loreley
- Bird River-Chase
- Back River
- Edgemere
- Lodge Forest-Miller's Island; and
- North Point

All of these communities have substantial areas that still remain open. Many of them have heavy industrial uses, truck traffic or active quarrying operations. All of them have bayfront homes often constructed in the 1920's or before as summer cottages, many of which are now occupied as year-round homes and many of which have failing septic tank systems.

<sup>1</sup>. Maryland Department of Economic and Community Development, Housing Rehabilitation Preservation, May, 1977, p. 17.

The major determination of neighborhood environmental quality in these areas will be the solution of the problem of the failing septic tank systems. Three alternatives are discussed in growth management sewerage options analysis:

1) Community septic tanks and package treatment plants requiring regular County inspection; 2) condemnation of dwelling units with failing septic systems as has been done in neighboring Carroll County; or 3) costly extension of public sewerage into these areas.<sup>1</sup>

Each of these solutions has associated problems. Package treatment plants require frequent monitoring to assure adequacy of treatment of effluent. Condemnation of dwelling units deprives households of otherwise suitable homes. Extension of public sewerage will make it difficult to deny density increases to land-owners in the area and harder to continue the Coastal Zone Management goal of bay-related open space preservation and the agricultural preservation policy reflected in current zoning in the area.

Housing condition problems in the area are clearly associated with this environmental quality issue. Resolution of the failing septic tank problem is very likely to lead to resolution of the problem of housing in need of repair, although it is likely to result in at least some residents of existing housing being forced to leave it and seek housing elsewhere, either through condemnation or through increasing value of housing to the point that present residents can no longer continue to afford to live there.

While there is no assisted housing in any of these communities at present, it is recommended that no new assisted housing be located there until the issue of failing septic tanks is resolved.

c. Rural areas with scattered village development, no public utility service present or assigned high priority, and slow projected growth. These communities include:

Beckleysville-Arcadia  
Middletown  
Maryland Line-Parkton  
Hereford  
Fowblesburg-Dover  
Kingsville; and  
Oella-Thistle

Rural housing presents particular difficulties for publicly-sponsored rehabilitation efforts. Although the incidence of substandard housing and living conditions is the greatest in rural areas throughout the County, tools available for assisting moderate and low income property

<sup>1</sup> Toups and Loiederman, "Sewerage Service Policy Options", Baltimore County Growth Management Program Technical Report 3, Policy Options to Trend Growth, March, 1978, pp. 58-61.



outside of urban areas remain quite limited. The Maryland Department of Economic and Community Development, which presently functions as Baltimore County's housing authority, since the State legislature has not granted those powers to the County, outlines the following problems associated with residential rehabilitation in rural areas.

"1. Because the housing units are scattered about the countryside in small clusters and independent locations there is little opportunity to generate a psychology of rehabilitation through comprehensive preservation programs.

2. With the exception of the Farmers Home Administration's program, few of the federal housing assistance programs are suited to rural applications.

3. Rehabilitation work in rural areas must often mean something less than bringing a property up to the level of typical housing codes. The extent of improvements needed to meet the most basic standards of health and safety may well exceed the resources of the owner or the local program.

4. It is not uncommon for rural property owners to be suspicious of government programs and to lack the sophistication necessary to relate to administrative procedures usually associated with urban programs. Because of the low densities common in rural areas, it is usually necessary to deal with each family individually, beginning with a complete explanation of available financial and technical assistance."<sup>1</sup>

DECD recommends coordination of efforts of the local housing agency or department with the Farmers Home Administration in detailing a strategy for rural rehabilitation. State rehabilitation loans are available for use in rural areas, and HUD Section 312 funds can be used if designated for rural areas in the Housing Assistance Plan. Farmers Home 502 low interest long term loans can be applied to new construction or to the purchase and rehabilitation and even to the relocation of dwelling units.

DECD notes that rural rehabilitation programs often benefit by associated programs of job retraining and health, education and care.

While a rural residential rehabilitation strategy is applicable in all rural areas of the County, it is particularly applicable in the rural areas in which more than 5% of existing housing is in need of repair.

d. Areas that are relatively undeveloped at present and that lie substantially within planned major New Development Areas. These communities include:

Sunnybrook

<sup>1</sup> Maryland Department of Economic and Community Development, op.cit., p. 3-1.

This area will be affected by the Owings Mills New Development Area proposed in the Growth Management Plan. The housing in this area that is in need of substantial repair is very likely to be affected by the changes in the housing and land market associated with the development incentives to be introduced there. One of two circumstances is likely to occur for all units severely in need of repair: 1) the value of the land for new higher density development will increase to the point that many such units will be acquired and demolished; and 2) the value of the land will increase to the point that units severely in need of repair that have special positive features such as some historic value will become attractive for private acquisition and renovation.

The residents of these units, if unable to afford increasing taxes on their increasingly valuable property, will need to seek elsewhere in the County for housing. They should at least be able to benefit from the sale of their increasingly valuable property.

Throughout all four types of communities with more than 5% of housing in need of repair, the degree of organization of the local community is important to the success of any community-wide or area-wide efforts to encourage improvements in the condition of existing housing.

It should be noted that only four of the twenty communities with more than 5% of housing in need of repair were found during the Growth Management studies of community issues and community structure to have active vocal community organizations.

This concern is discussed further in the following chapter.

On the other hand, the relatively low percentage of housing in need of repair, even in these twenty communities with the most severe housing condition problems in the County, suggests that housing rehabilitation efforts, if actively and promptly undertaken, have a good likelihood of success.

OWNER-OCCUPANCY 1976, AND DWELLING UNITS IN NEED OF EXTERNAL REPAIRS  
1977-1978 IN BALTIMORE COUNTY COMMUNITIES

		% Owner Occupied	% in Need of External Repair			% Owner Occupied	% in Need of External Repair
1.	Lansdowne-Baltimore High-lands	51%	6%	44.	Kingsville	83%	5%
2.	Arbutus-Haithorpe	66%	less than 1%	45.	Carney	76%	less than 5%
3.	Catonsville	64%	3%	46.	Perry Hall	85%	less than 5%
4.	Oella-Thistle	81%	10%	47a.	Germantown-Honeygo	84%	less than 5%
5.	Westview	77%	1%	47b.	Whitemarsh	83%	less than 5%
6.	Security	40%	1%	48.	Loreley	77%	10%
7.	Granite	79%	9%	50.	Fullerton-Overlea	78%	less than 2%
8.	Ward's Chapel-Hernwood	83%	5%	51.	Rossville	36%	less than 2%
9.	McDonogh-Randallstown	62%	less than 1%	52.	Rosedale-Golden Ring	70%	2%
10.	Milford-Hebbville	83%	less than 1%	53.	Aero-Victory	41%	17%
11.	Woodmoor-Woodlawn	57%	less than 1%	54.	Bird River-Chase	57%	10%
12.	Lochearn	79%	less than 1%	55.	North Point	80%	5%
13.	Pikesville	42%	less than 1%	56.	Essex	46%	8%
14.	Garrison	40%	less than 2%	57a.	Middle River	73%	less than 1%
15.	Greenspring	73%	less than 3%	57b.	Upper Bowley's Quarters	22%	8%
16.	Stevenson-Dumbarton	74%	less than 1%	58.	Seneca Park-Bowley's Quarters	62%	less than 1%
17.	Rockland-Mt. Washington	40%	1%	59.	Back River	72%	more than 20%
18.	Gore's Mill	84%	less than 2%	60.	Edgemere	75%	25%
19.	Sunnybrook	100%	8%	61.	Lodge Forest-Millers Island	66%	more than 40%
20.	Owings Mills	38%	less than 1%	62.	Eastpoint-Colgate	83%	2%
21.	Reisterstown	47%	less than 4%	63.	Bear Creek	66%	less than 1%
22.	Emory Grove-Worthington	70%	2%	64a.	Dundalk	63%	4%
23.	Fowblesburg-Dover	72%	5%	64b.	Turners Station	34%	2%
24.	Beckleysville-Arcadia	78%	12%	65.	Inverness	70%	less than 1%
25.	Middletown	83%	14%				
26.	Maryland Line-Parkton	84%	10%				
27.	Hereford	70%	10%				
28.	Western Run-Sparks	74%	8%				
29.	Oregon Ridge	84%	2%				
30.	Cockeysville	25%	2%				
31.	Pot Spring	88%	less than 1%				
32.	May's Chapel-Seminary	92%	1%				
33.	Lutherville-Timonium	58%	less than 1%				
34.	Ruxton	65%	2%				
35.	Towson	47%	2%				
36.	Hampton	96%	less than 1%				
37.	Cub Hill-Joppa Heights	54%	1%				
38.	Rodgers Forge-Stoneleigh	70%	1%				
39.	Loch Raven-Hillendale	57%	1%				
40.							
49.	Parkville	75%	1%				
41.	Monkton	100%	less than 3%				
42.	Jacksonville	82%	less than 4%				
43.	Fork-Glenarm	88%	3%				

Sources: Baltimore County Office of Planning and Zoning, January 1977, and Field Surveys by Baltimore County Growth Management Staff, 1977 and 1978.

Map of Baltimore County, Maryland, showing census tracts and dwelling units in need of external repair. The map includes labels for surrounding counties (Carroll, Harford, Howard, Anne Arundel), Baltimore City, and various towns (e.g., Monkton, Cockeysville, Towson, Dundalk). A legend indicates three levels of repair need: 5%-10% (diagonal lines), 10%+ (cross-hatch), and Census Designated Place (white). Source: Field Surveys by Growth Management Staff, 1977 and 1978.

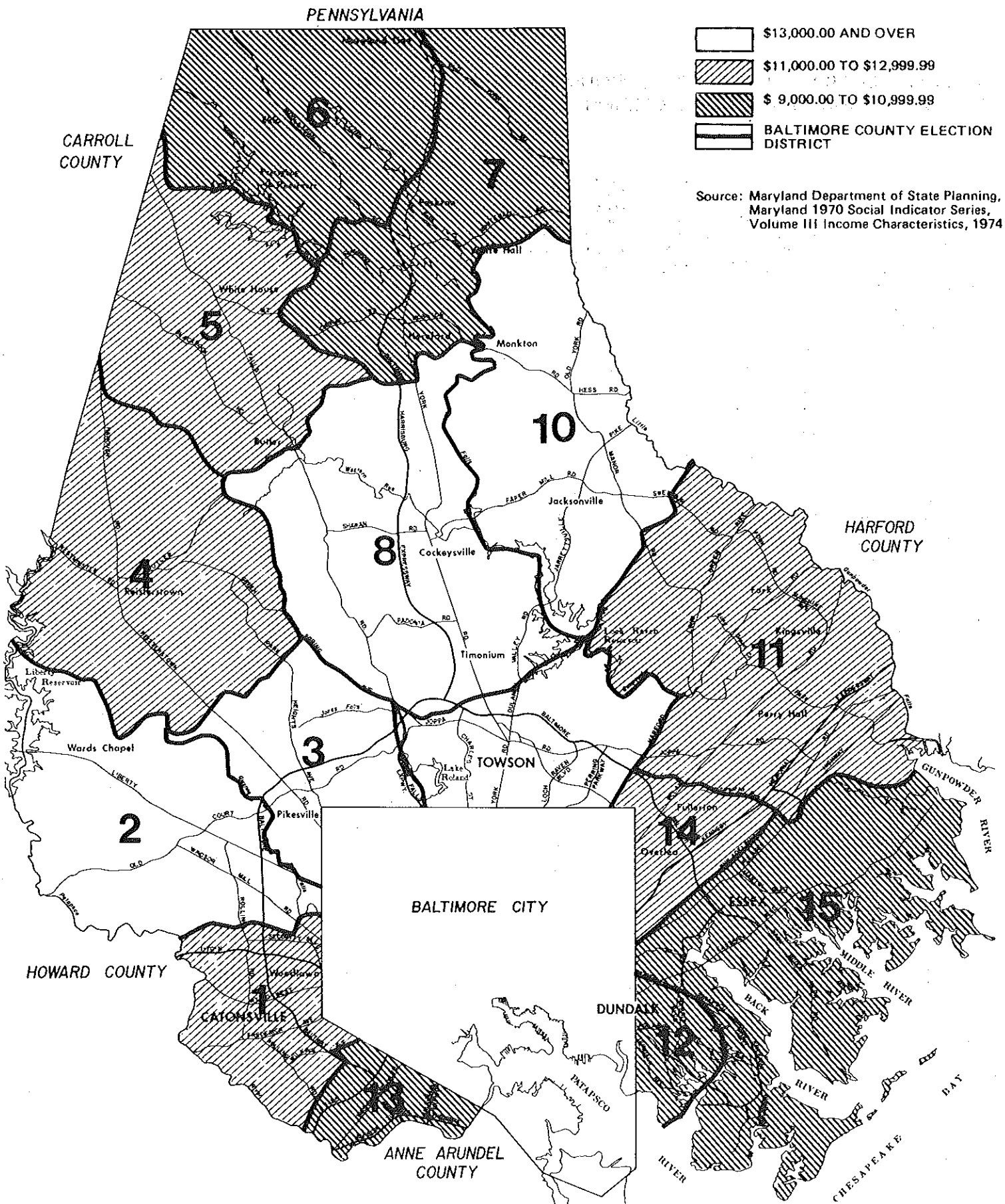
# DWELLING UNITS IN NEED OF EXTERNAL REPAIR 1977-1978



SELECTED CHARACTERISTICS OF COMMUNITIES WITH MORE THAN 10%, AND 5% TO 10% OF 1976 DWELLINGS IN NEED OF EXTERNAL REPAIR, 1977-1978

	% 1976 Dwelling Units in Need of External Repair	1976 Persons per Acre	Predominant Land Uses	Locally Perceived Residence/Industry Conflict	Industrial Pollution	Includes an Older, Settlement w/ Many Community Services Lacking	Potential Commercial Decline Identified by Citizens	Assisted Housing Existing or Planned	Active Community Organization	Within Area of County in Which Median Income Below \$11,000	Within Proposed Major New Development Area	% Increase Projected in Residential Uses
<b>Communities with 10% or More of 1976 DU's in Need of External Repair 1977-1978:</b>												
Oella-Thistle	10%	2.3	Ra	--	--	X	--	--	X	--	--	27%
Beckleysville-Arcadia	12%	0.1	A	--	--	--	--	--	--	--	--	31%
Middletown	14%	0.1	A	--	--	--	--	--	--	X	--	52%
Maryland Line-Parkton	10%	0.1	A	--	--	--	--	--	--	X	--	37%
Hereford	10%	0.2	A	--	--	--	--	--	--	X	--	41%
Loreley	10%	0.5	Arci	--	--	X	--	--	--	--	partly	33%
Bird River-Chase	10%	0.7	Ar	--	--	--	--	--	--	X	--	98%
Aero-Victory	17%	6.4	Rci	--	--	--	--	X	--	X	--	51%
Back River	more than 20%	0.6	ra	--	X	--	--	--	--	X	--	15%
Edgemere	25%	1.8	Irc	X	X	X	--	--	--	X	--	8%
Lodge Forest-Millers Island	more than 40%	1.3	r	X	X	X	--	--	--	X	--	7%
<b>Communities with 5 to 10% of 1976 DU's in Need of External Repair 1977-1978:</b>												
Lansdowne-Baltimore Highlands	6%	6.4	Rlc	X	--	--	X	X	X	X	--	less than 1%
Granite	9%	0.2	A	--	--	X	--	--	--	--	X	645%
Ward's Chapel-Hernwood	5%	0.8	Ar	--	--	--	--	--	--	--	partly	596%
Sunnybrook	8%	0.8	A	--	--	--	--	--	--	--	X	856%
Fowlesburg-Dover	5%	0.2	A	--	--	--	--	--	--	--	--	238%
Western Run-Sparks	8%	0.1	A	--	--	X	--	--	--	--	partly	637%
Kingsville	5%	0.4	Ar	--	--	X	--	--	X	--	--	48%
North Point	5%	2.4	i	X	X	X	--	--	--	X	--	1%
Essex	8%	8.2	Rc inst	X	X	X	X	X	X	X	--	18%

Sources: Baltimore County Growth Management Technical Memoranda 15 *Community Assessment*, May 1978, and 24e *Community Assessment of Alternative Test Plans*, June 1978, Baltimore County Growth Management Staff, Field Surveys of External Housing Conditions, 1977 and 1978.



# 1970 MEDIAN INCOME



#### IV. MEANS OF REINFORCING COMMUNITY IDENTITY

Means of enhancing the identity both of developed and of developing communities include:

regular meetings of councils of community organizations with County Departments;

preserving and emphasizing those characteristics of each community perceived to be its most important assets and amenities;

assuring sufficiency of community services and facilities in each community;

increasing local control of some aspects of the community and of community services, through a system similar to the participation by recreation councils in planning for parks and open space; and

coordinating the provision of new community services and new capital investment to achieve improvement of problem areas and to reinforce the neighborhood and community identity.

It should be noted that the goal of preservation of community structure, although related to one of the traditional purposes of zoning, the protection of property value, and sanctioned in current federal housing and community development legislation, could conflict with local and regional housing goals.

It will require a continuation of positive housing activities on the part of the County to assure that the effort to preserve existing community structure does not diminish housing opportunities in the County.

Community growth strategies are discussed in the Land Use Chapter of the Growth Management Physical Development Plan.

## V. COMMUNITY OUTLINES

This chapter presents a series of community outlines for each of the County's sixty-seven proposed census designated areas, as a basis for developing detailed community strategies.

Each outline summarizes the following characteristics:

- 1976 density, persons/acre, based upon data obtained from the County Office of Planning and Zoning

- 1976 dwelling units, owner, renter and total, from the January, 1977 printout obtained from the County Office of Planning and Zoning

- Estimated increase in total dwelling units, 1990, under the Growth Management Plan

Characteristics of existing housing in the community including:

- percentage owner occupancy, 1976, derived from the January, 1977 printout obtained from the County Office of Planning and Zoning

- percentage of dwelling units in need of external repair based upon 1977 and 1978 field surveys by County Growth Management staff

- existence of assisted housing or plans for assisted housing

Community characteristics including:

- developable land based upon calculations prepared during the 208 Water Quality Management study in 1977 within the URDL line and data from the County Office of Planning and Zoning and the Regional Planning Council, 1978, throughout the County.

- special characteristics and community concerns identified during the Growth Management study.



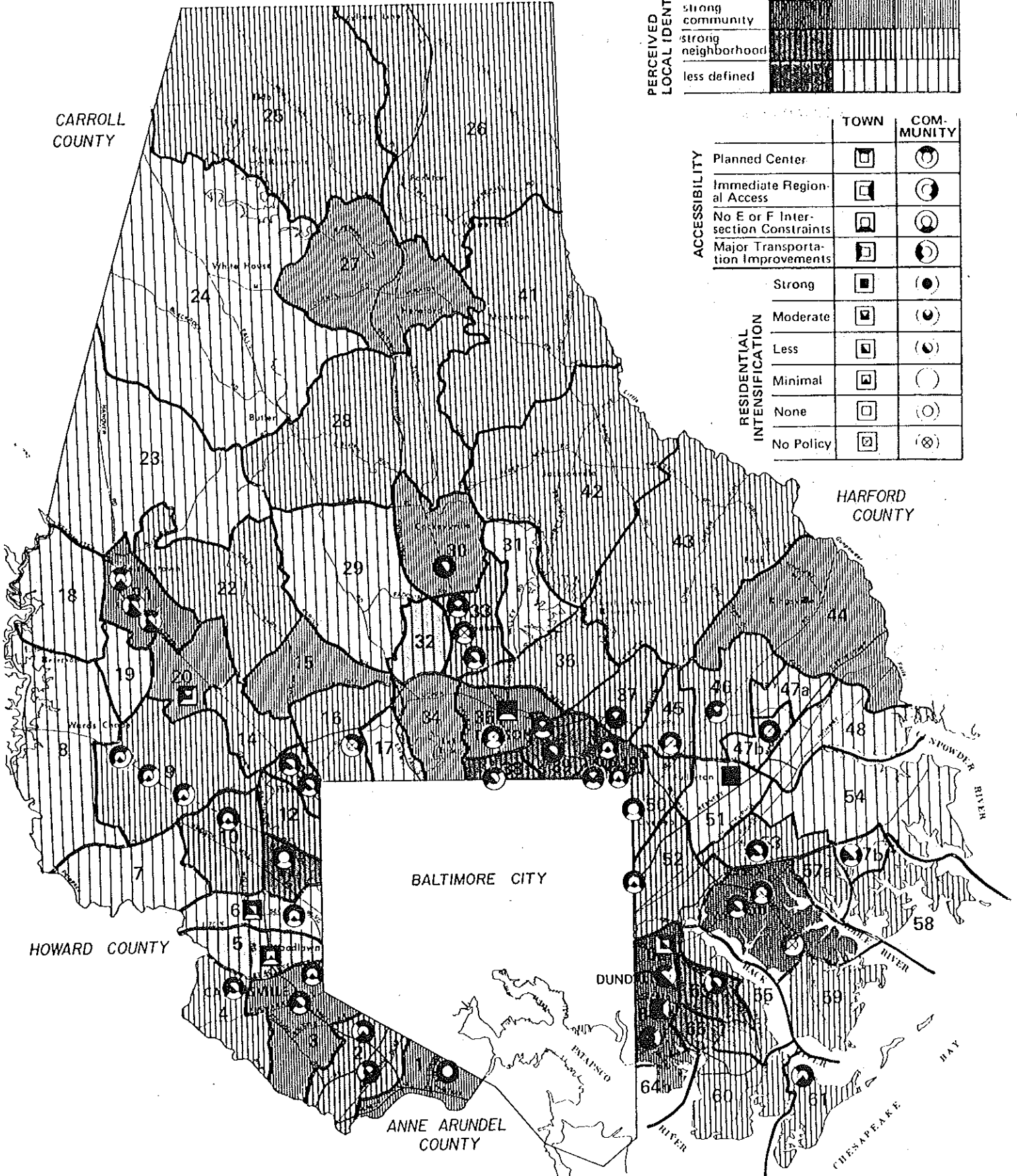
**BALTIMORE COUNTY COMMUNITIES: CENSUS DESIGNATED PLACES, 1980**

1. Lansdowne-Baltimore Highlands
2. Arbutus-Halethorpe
3. Catonsville
4. Oella-Thistle
5. Westview
6. Security
7. Granite
8. Ward's Chapel-Hernwood
9. McDonogh-Randallstown
10. Milford-Hebbville
11. Woodmoor-Woodlawn
12. Lochearn
13. Pikesville
14. Garrison
15. Greenspring
16. Stevenson-Dumbarton
17. Rockland-Mt. Washington
18. Gore's Mill
19. Sunnybrook
20. Owings Mills
21. Reisterstown
22. Emory Grove-Worthington
23. Fowlesburg-Dover
24. Beckleysville-Arcadia
25. Middletown
26. Maryland Line-Parkton
27. Hereford
28. Western Run-Sparks
29. Oregon Ridge
30. Cockeysville
31. Pot Spring
32. May's Chapel-Seminary
33. Lutherville-Timonium
34. Ruxton
35. Towson
36. Hampton
37. Cub Hill-Joppa Heights
38. Rodgers Forge-Stoneleigh
39. Loch Raven-Hillendale
40. Parkville
41. Monkton
42. Jacksonville
43. Fork-Glenarm
44. Kingsville
45. Carney
46. Perry Hall
- 47a. Germantown-Honeygo
- 47b. Whitemarsh
48. Lorely
50. Fullerton-Overlea
51. Rossville
52. Rosedale-Golden Ring
53. Aero-Victory
54. Bird River-Chase
55. North Point
56. Essex
- 57a. Middle River
- 57b. Upper Bowleys Quarters
58. Seneca Park-Bowleys Quarters
59. Back River
60. Edgemere
61. Lodge Forest-Millers Island
62. Eastpoint-Colgate
63. Bear Creek
- 64a. Dundalk
- 64b. Turners Station
65. Inverness

# PENNSYLVANIA

	PERSONS / ACRL		
	< 4	4 - 8	> 8
PERCEIVED LOCAL IDENTITY	strong community		
	strong neighborhood		
	less defined		

	TOWN	COM-MUNITY
ACCESSIBILITY	Planned Center	
	Immediate Regional Access	
	No E or F Intersection Constraints	
	Major Transportation Improvements	
RESIDENTIAL INTENSIFICATION	Strong	
	Moderate	
	Less	
	Minimal	
	None	
	No Policy	



## CENSUS DESIGNATED PLACES

## COMMUNITY OUTLINE

#1 LANSDOWNE  
BALTIMORE HIGHLANDS

Estimated 1976 Density 6.4 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 2,998  
Renter 2,850

Total Units 5,848

#### Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan\*

Less than 1% increase

### Housing Characteristics

1. 51% of all 1976 dwelling units were owner-occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 330 dwelling units or 6% of all 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing in the area at present: 236, Lake in the Woods, 303 units, 1975, family rental, 221-D BMIR Lansdowne Garden, 168 units, 1972, 221-D-4, Highlandville, 241 units, 1969, 221-D-4, Riverview Apartments, 330 units, 1977.

### Community Characteristics

1. Little developable land remains in Lansdowne-Baltimore Highlands. Of the 4.3 square miles, only scattered small parcels remain vacant.
2. The area's very high accessibility with immediate access to Exits 9 and 10 of the Beltway, the Beltway's interchanges with I-95 and the Harbor Tunnel Thruway, the Harbor Tunnel Thruway interchange with the Baltimore-Washington Parkway, and the Baltimore and Ohio Railroad through the area has made Lansdowne-Baltimore Highlands very attractive for industrial development.
3. Continued industrial development is projected with a potential continuation of problems of industrial encroachment upon residential areas, heavy truck traffic, and ineffectiveness of truck bans.
4. Little additional residential growth is projected although pressures are anticipated to decrease requirements for conversions of single-family to multi-family use.

\*Projections through 1995 are presented here as a point of reference beyond the Plan Year of 1990 for use in growth monitoring, and for use in future plan updating.

5. Major community concerns include flooding, poor storm drainage, absence of curbs, gutters and sidewalks on some streets, heavy truck traffic and ineffectiveness of truck bans, need for more traffic lights, concern that businesses are leaving and that white flight is occurring, and deterioration of Lake-in-the-Woods development.

6. Particulate matter in the area exceeds standards under the air quality implementation plan, potentially restricting further development.

## COMMUNITY OUTLINE

#2 ARBUTUS  
HALETHORPE

Estimated 1976 Density 4.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 5,029  
Renter 2,627

Total Units 7,656

#### Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan\*

1% increase

### Housing Characteristics

1. 66% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 32 dwelling units or less than 1% of all 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing in the area at present: 235 new, Huntsmore, Oakland Terrace, Arbutus, 1971, 21 units (home ownership) 235 new, scattered units 197, 110 units (home ownership), 235 new, scattered units 1972, 7 units (home ownership), 235 new, scattered units 1973, 5 units (home ownership).
4. There are three mobile home parks in Arbutus-Halethorpe at present.
5. The Arbutus Business District has been identified as being suited for "moderately strong" residential intensification.

### Community Characteristics

1. Of the 6.78 square miles in Arbutus-Halethorpe, little land remains available for development except in scattered parcels.
2. Major concerns in the area include opposition to increased densities, flooding and encroachment of heavy industry on residential areas.
3. Good rail access and access to interchanges on the Beltway and I-95 present opportunities for a variety of types of development and redevelopment in the area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #3 CATONSVILLE

Estimated 1976 Density 4.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 6,138  
Renter 3,372

Total Units 9,510

#### Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan\*

7% increase

### Housing Characteristics

1. 64% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 262 dwelling units or 3% of all 1976 dwelling units were in need of external repair.
3. There is assisted housing in the area at present: 221-D-4 Taylor Monroe, 1976, 102 units.

### Community Characteristics

1. Of the 9.04 square miles of land in Catonsville, most are developed. The largest vacant tracts of land are in the western portion of the area along Rolling Road.
2. The area is considered by its residents to have a very strong community identity, although its boundaries are not clearly defined.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#4 OELLA-THISTLE

Estimated 1976 Density 2.3 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	2,226
Renter	<u>508</u>

Total Units 2,734

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

27% Increase

### Housing Characteristics

1. 81% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 274 dwelling units or 10% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. Of the 5.96 square miles in this area nearly half remains vacant. The vacant lands surround the densely settled historic mill town of Oella.
2. A community plan has been prepared for the town of Oella, which is on the National Historic Register.
3. Major community concerns include lack of public sewer and water, flooding and need for public services for the aging.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #5 WESTVIEW

Estimated 1976 Density 7.3 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 4,862

Renter 1,456

Total Units 6,318

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

38% Increase

### Housing Characteristics

1. 77% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 40 dwelling units or 1% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. The 4.24 square miles in Westview are substantially developed, with major remaining vacant land areas west of the Beltway.
2. Although Westview has been designated as a Town Center the area does not have a strong community identity. The area was largely in open land and single family residences until completion of the Beltway in the 1950's which created a strong north-south dividing line through the area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.



## COMMUNITY OUTLINE

## #6 SECURITY

Estimated 1976 Density 3.2 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	1,642
Renter	<u>2,416</u>

Estimated Increase in Total  
Dwelling Units, 1995, Under the  
Master Plan\*

Total Units 4,058

32% Increase

### Housing Characteristics

1. 40% of all 1976 dwelling units were occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 46 dwelling units or 1% of all 1976 dwelling units were in need of external repair.
3. There is assisted housing in the area at present: 236, Fairbank Park I, 1971, 162 units family rental new, Section 8, 75 units, 221-d-4 Chadwick Manor, 1972, 220 units.

### Community Characteristics

1. Like the adjacent area of Westview, Security's 4.73 square miles are largely developed with most remaining open lands lying west of the Beltway near the Patapsco State Park.
2. The area, although sharply divided by the Beltway, focuses upon several major non-residential uses, the Social Security Complex, the Security Shopping Center, and the Meadows Industrial Park.
3. The present development pattern is a clear response to construction of the Beltway.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#7 GRANITE

Estimated 1976 Density 0.2 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	305
Renter	<u>79</u>

Total Units 384

### Housing Characteristics

1. 79% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 34 dwelling units or 9% of all 1976 dwelling units were in need of external repair.
3. There is one mobile home park in the area.

### Community Characteristics

1. Most of the area's 8.08 square miles are undeveloped at present for any use other than agriculture.
2. Granite's past and present are both associated with farming and granite-quarrying, as is reflected in the area's name. The area does not have strong boundaries and is not perceived as having a distinct community identity.
3. The area is represented by several active community associations, including the Brice's Run Community Association and the Greater Patapsco Community Association.

## COMMUNITY OUTLINE

## #8 WARD'S CHAPEL-HERNWOOD

Estimated 1976 density 0.8 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	626
Renter	<u>129</u>

Total Units 755

### Housing Characteristics

1. 83% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that approximately 5% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. Most of the area's 16.34 square miles are undeveloped at present.
2. Residents of the area view it as a very positive environment, but do not see it as a unified community. The Liberty Reservoir on the western edge of the area, and the natural preserve of Soldier's Delight are major natural assets to the area.
3. There are scattered small deteriorating rural villages in the area.

## COMMUNITY OUTLINE

#9 McDONOGH-RANDALLSTOWN

Estimated 1976 Density 2.6 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner            5,051  
Renter           3,072

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 8,123

88% Increase

### Housing Characteristics

1. 62% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 1% of all 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing planned for the area: 221-d-4, 140 units, Pikes-woods Court, family housing.

### Community Characteristics

1. Of the 13.84 square miles of land area in McDonogh-Randallstown, approximately half is developed at present.
2. Except for Old Court Road, the boundaries of the area are not distinct.
3. The area is represented by numerous neighborhood organizations and by the Greater Randallstown Community Council.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#10 MILFORD-HEBBVILLE

Estimated 1976 Density 4.8 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	6,675
Renter	<u>4,494</u>

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 11,169

46% Increase

### Housing Characteristics

1. 83% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 36 dwelling units or less than 1% of all 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing in the area at present: 221-d-4, Liberty Gardens, 1971 253 units, Rockdale Manor Apartments, 1970, 231 units, and Twin Lake Towers I, 1971, 172 units family housing.

### Community Characteristics

1. Of the 7.13 square miles of land in the Milford-Hebbville area, approximately two-thirds are developed at present. Vacant lands lie largely in the southwestern portion of the area, the portion of the area furthest from Liberty Road.
2. While the community does not have distinct boundaries or a strong community identity, Milford and Hebbville are seen as distinctive neighborhoods.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year 1990 for use in growth monitoring and for use in future plan updating.

## COMMUNITY OUTLINE

#11 WOODMOOR-WOODLAWN

Estimated 1976 Density 9.2 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	2,972
Renter	<u>2,219</u>

Total Units      5,191

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

6% Increase

### Housing Characteristics

1. 57% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 25 dwelling units or less than 1% of all 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing in the area at present: 221-d-4, Featherbed Lane, 1977, 151 units, family housing.

### Community Characteristics

1. Of the 2.89 square miles of land area in the community, most is developed. This is the most densely settled area in the western portion of Baltimore County.
2. The area was substantially settled by the end of the nineteenth century. Most of the remaining major open areas were developed before 1960. Recent development has taken the form of large apartment buildings on Liberty Road.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#12 LOCHEARN

Estimated 1976 Density 6.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	3,739
Renter	<u>978</u>

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 4,717

2% Increase

### Housing Characteristics

1. 79% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 11 dwelling units or less than 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Most of the 3.03 square miles of land area in Lochearn are developed and have been since the 1920's or earlier.
2. Although the area does not have a strong community identity, portions of it, such as Sudbrook Park and Old Lochearn, have distinct neighborhood identities.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#13 PIKESVILLE

Estimated 1976 Density 6.5 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 1,582

Renter 2,202

Total Units 3,784

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

12% Increase

### Housing Characteristics

1. 42% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 13 dwelling units or less than 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. More than two-thirds of the 2.14 square miles of land area of Pikesville are presently developed.
2. The combination of high rail and road accessibility and abundant water power from Gwynn's Falls and Jones Falls made Pikesville attractive for both industrial and residential settlement by the late nineteenth century.
3. While the boundaries of the area are not clearly defined, the commercial center of the area is a distinct community with an active local Chamber of Commerce.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.



## COMMUNITY OUTLINE

#14 GARRISON

Estimated 1976 Density 1.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 390  
Renter 581

Total Units 971

#### Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan\*

346% increase; more than 3,000 units in Owings Mills New Development Area.

### Housing Characteristics

1. 40% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 2% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Approximately two-thirds of the 4.71 square miles of land area in Garrison remain vacant, or open within large institutional holdings.
2. The area is substantially in institutional and private recreational use. Major institutions in the area include the Garrison Forest School, the Holy Trinity Fathers' Retreat, the Ner Israel Rabbinical College, Mount Wilson Hospital and the Woodholme Country Club. The area is potentially in transition because of the vulnerability of the major land holdings to development.
3. Although the area has no distinct boundaries or community identity, it is considered a part of the larger Reisterstown-Owings Mills-Glyndon area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#15 GREENSPRING

Estimated 1976 Density 0.5 persons/acre

### Projected Residential Growth

1976 Dwelling Units

Estimated Increase in Total Dwelling  
Units, 1995, under the Master Plan\*

Owner 493

Renter 185

Total Units 678

74% Increase

### Housing Characteristics

1. 73% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 3% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. The 7.23 square miles of land area is largely undeveloped or in agricultural use.
2. Residents of the valleys and of Chestnut Ridge are actively represented by the Valleys Planning Council and the Citizens for Environmental Planning Today/Tomorrow.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#16 STEVENSON-DUMBARTON

Estimated 1976 Density 2.6 persons/acre

### Projected Residential Growth

1976 Dwelling Units		Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*
Owner	2,154	<hr/>
Renter	<u>748</u>	
Total Units	2,902	70% Increase

### Housing Characteristics

1. 74% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. More than a third of the 6.1 square miles of land area in the Stevenson-Dumbarton area remains undeveloped.
2. The area has developed gradually as a low-density residential suburb.
3. Although it does not have strong boundaries or a strong community identity, the area includes Stevenson perceived as an exclusive neighborhood with a distinct identity and Dumbarton, more densely developed, and seen as an extension of Pikesville. The Beltway bisects the area; north of the Beltway most development is single-family residences; south of the Beltway, development includes townhouses and apartments.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#17 ROCKLAND-MT. WASHINGTON

Estimated 1976 Density 3.4 persons/acre

### Projected Residential Growth

1976 Dwelling Units		Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*
Owner	1,113	
Renter	<u>1,648</u>	
Total Units 2,761		123% Increase

### Housing Characteristics

1. 40% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. More than three-quarters of the 3.12 square miles of land area of Rockland-Mt. Washington are developed.
2. The area includes the older settlements of Rockland and Bare Hills, but is not perceived as having a distinct community identity or boundaries.
3. Most development in the northwestern portion of the area is single-family low-density residence; apartment development is located in the eastern portion of the area near the City and near the Jones Falls Expressway.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #18 GORE'S MILL

Estimated 1976 Density 0.2 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	277
Renter	<u>51</u>

Total Units 328

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

220% Increase

### Housing Characteristics

1. 84% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 5 dwelling units or less than 2% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Of the 8.76 square miles of land area in Gore's Mill, little is developed except in agricultural use.
2. The area does not have a distinct community identity, and is generally similar to adjacent rural areas of Granite and Ward's Chapel-Hernwood, except that there has been more recent subdivision activity in this area than in the two adjacent areas.
3. The area is seen as part of the larger Reisterstown-Owings Mills-Glyndon area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#19 SUNNYBROOK

Estimated 1976 Density 0.8 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner     312  
Renter     0

Total Units 312

#### Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan\*

856% increase; more than 2,500  
units in the Owings Mills New  
Development Area

### Housing Characteristics

1. 100% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 8% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Of the 3.63 square miles of land area in Sunnybrook, nearly the entire area is either undeveloped or in agricultural use.
2. The area was almost entirely in farmland until recent decades when residential development began there. There is still very little development and at the present time, the area has neither distinct boundaries nor a strong community identity.
3. The area is considered part of the larger Reisterstown-Owings Mills-Glyndon area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #20 OWINGS MILLS

Estimated 1976 Density 2.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 1,336  
Renter 2,218

Total Units 3,554

#### Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan\*

260% increase; over 9,000 new units in the Owings Mills New Development Area

### Housing Characteristics

1. 38% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 1% of all 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing in the area at present: Existing housing 236, new Garrison Forrest Townhouses I, Owings Mills, 206 units, 1972; 236, new Garrison Forrest Apartment II, Rosewood Lane, 198 units, 1974; 221-d-4, Morningside Heights, Pleasant Ridge Road, 114 units, 1972.

### Community Characteristics

1. Approximately two-thirds of the 5.05 square miles of land area in Owings Mills remains either undeveloped or in agricultural use.
2. While the boundaries of Owings Mills are somewhat nebulous, its identity is quite clearly defined and has been strengthened by designation of a major Town Center in the area.
3. Residents of the community also see the community as part of larger Reisterstown-Owings Mills-Glyndon.
4. The community was originally the site of a Tollgate on the old Reisterstown Road. Its location on the Western Maryland Railroad tracks suited it well for early warehousing, industrial and related development.

\*Projections through 1995 are presented here as a point of reference beyond the plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #21 REISTERSTOWN

Estimated 1976 Density 5.8 persons/acre

### Projected Residential Growth

1976 Dwelling Units		Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*
Owner	3,214	<hr/>
Renter	<u>3,592</u>	
Total Units	6,806	26% Increase

### Housing Characteristics

1. 47% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 4% of all 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing existing in the area: 236 new Timbercroft Townhouses II, High Falcon Road, 125 units, 1971; 236 new Timbercroft Townhouses, Gia High Falcon Road, 165 units, 1972; 221-d-4 Bentley Park Apartments, Valley Meadow Circle Drive, 121 units, 1971; 221-d-4 Bentley Park II, Reisterstown, 161 units, 1973; Planned - 236 New Timbercroft Townhouses 4 and 5, High Falcon Road, 279 units, 1977.

### Community Characteristics

1. The 5.99 square-mile area of Reisterstown is largely developed, with scattered parcels remaining along Reisterstown Road and around the periphery of the village.
2. Reisterstown is one of the County's older settlements and has a distinct community identity and relatively clearly defined community boundaries.
3. Reisterstown is a historic district which includes a mix of residential and commercial uses. Housing ranges from very old single-family houses to recent subdivisions including apartments. Commerce in Reisterstown includes antique shops and numerous artisans.
4. The community is seen as a part of the larger Reisterstown-Owings Mills-Glyndon area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.



## COMMUNITY OUTLINE

## #22 EMORY GROVE- WORTHINGTON

Estimated 1976 Density 0.3 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner     529  
Renter    224

Total Units    753

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

149% increase

### Housing Characteristics

1. 70% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 13 dwelling units, or 2% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Of the 13.89 square miles in Emory Grove-Worthington, nearly the entire area is either vacant or in agricultural use.
2. This is a largely rural area, which includes in its western portion the old residential area and registered historic district of Glyndon, an old stop on the Western Maryland Railroad.
3. While the area does not have a distinct community identity, Glyndon does. In addition, the Valleys portion of the area forms, for many residents, a unit with the Greenspring area immediately to the southeast. The boundaries of the area are not clearly defined.
4. While older housing in the area is almost entirely single-family detached, newer development has included townhouses.
5. This area is considered part of Reisterstown-Owings Mills-Glyndon area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#23 FOWBLESBURG-DOVER

Estimated 1976 Density 0.2 persons/acre

### Projected Residential Growth

1976 Dwelling Units		Estimated Increase in Total Dwelling Units, 1995, Under <u>the Master Plan*</u>
Owner	511	
Renter	<u>202</u>	
Total Units 713		238% Increase

### Housing Characteristics

1. 72% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 39 dwelling units or 5% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. Of the 22.89 square-mile area of Fowblesburg-Dover, nearly all is either vacant or in agricultural use.
2. The area has been farmed since the early 1800's and is still actively farmed. The area changed little until after World War II. A number of scattered developments have appeared in the last ten to fifteen years, notably along the Western Maryland Railroad tracks and spreading out from Hampstead in nearby Carroll County.
3. The area includes several small settlements: Fowblesburg and Arcadia, stops on the Hanover Pike; Boring, a stop on the Western Maryland Railroad (now for freight only) and on the Hanover Pike.
4. The area does not have strong boundaries or a distinct community identity, but many residents identify strongly with the north County's farming past and are active members of the Green Spring-Worthington Valley Planning Council.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #24 BECKLEYSVILLE-ARCADIA

Estimated 1976 Density 0.1 persons/acre

### Projected Residential Growth

1976 Dwelling Units		Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*
Owner	844	
Renter	<u>237</u>	
Total Units 1081		31% Increase

### Housing Characteristics

1. 78% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 132 dwelling units or 12% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. Nearly the entire 46.5 square miles of land area in Beckleysville-Arcadia are either vacant or in agricultural use.
2. The area is largely farmland and large estates, interspersed with small crossroad farm centers, including White House and Butler. Scattered residential subdivision and development has been under way in the area for some time.
3. Portions of the new development are oriented to the village of Hampstead in Carroll County.
4. The Beckleysville-Arcadia area does not have a distinct community identity, nor does it have strong boundaries.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #25 MIDDLETOWN

Estimated 1976 Density 0.1 persons/acre

### Projected Residential Growth

1976 Dwelling Units		Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*
Owner	665	
Renter	<u>138</u>	
Total Units	803	52% Increase

### Housing Characteristics

1. 83% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 114 dwelling units or 14% of all dwelling units were in need of external repair.

### Community Characteristics

1. With the exception of scattered village development, the 37.1 square-mile land area of Middletown is either vacant or in agricultural use.
2. This area is primarily farmland with scattered rural crossroad communities, including Rayville, Eklo and New Freedom.
3. The area is seen by residents as part of the northern County, not as a distinct community.
4. Change is slow to occur in this area, although residential construction is underway immediately on the other side of the County line, in Carroll County and York County.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan updating.

## COMMUNITY OUTLINE

## #26 MARYLAND LINE-PARKTON

Estimated 1976 Density 0.1 persons/acre

### Projected Residential Growth

1976 Dwelling Units		Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*
Owner	540	
Renter	<u>101</u>	
Total Units	641	37% Increase

### Housing Characteristics

1. 84% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that approximately 10% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. Apart from the villages, the entire 41.82 square-mile area of Maryland Line-Parkton is either vacant or in agricultural use.
2. The Maryland Line-Parkton area does not, as an area, have a distinct community identity.
3. It is mostly in farmland surrounding a number of small former railroad stops, farm villages and crossroads, including Parkton (a former railroad stop), Maryland Line, a toll stop on York Road, Whitehall (a former railroad stop with two industries) and Stablersville and West Liberty (small crossroad settlements).
4. The numerous churches and the fire station clearly serve as neighborhood activity centers for the surrounding farm community.
5. This area is represented by the Parkton Community Association.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#27 HEREFORD

Estimated 1976 Density 0.2 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under The Master Plan*</u>
Owner	642	
Renter	274	
Total Units	916	41% Increase

### Housing Characteristics

1. 70% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that approximately 10% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. More than three-quarters of the 16.98 square-mile area of Hereford remains either vacant or in agricultural use, surrounding the Village of Hereford.
2. The area's identity is defined by the major farm village center in the middle of it. The village of Hereford was a toll stop on York Road. Completion of I-83, the Harrisburg Expressway, twenty years ago shifted most through traffic away from the village.
3. The area is represented by the Farm Bureau on farm issues and by the new 10th District Preservation Society.
4. With the exception of the Gunpowder Creek boundary, the boundaries of the area are generalized and do not correspond to what is generally agreed to be the edge of the settlement of Hereford.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #28 WESTERN RUN- SPARKS

Estimated 1976 Density 0.1 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	559
Renter	<u>197</u>

Total Units 756

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

637% increase

### Housing Characteristics

1. 74% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 60 dwelling units or 8% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. The 26.3 square-mile land area of Western Run-Sparks is almost entirely in either vacant or agricultural use.
2. The portion of the area west of I-83 is proposed as a Historic District on the National Historic Register.
3. This area is historically associated with farming, marble quarrying and iron ore mining. Sparks was shown as a railroad stop and settlement in the 1877 Atlas of the County.
4. The area changed very little and very gradually until ten years ago, when residential development began in the eastern portion of the area near the Shawan Road I-83 interchange and the Belfast I-83 interchange.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #29 OREGON RIDGE

Estimated 1976 Density 0.2 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	668
Renter	<u>128</u>

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 796

138% Increase

### Housing Characteristics

1. 84% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 17 dwelling units or 2% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Nearly the entire 16.25 square-mile area of Oregon Ridge is either vacant or in agricultural use.
2. The area is historically associated with iron ore mining, and marble quarries. Oregon Ridge was an established town by 1877, but did not continue to grow in this century.
3. At present, the area is primarily in farmland. The boundaries of the area are not clearly defined, and it does not have a distinct community identity.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.



## COMMUNITY OUTLINE

#30 COCKEYSVILLE

Estimated 1976 Density 1.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	1,257
Renter	<u>3,668</u>

Total Units 4,925

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

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106% Increase

### Housing Characteristics

1. 25% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 2% of all 1976 units were in need of external repair.

### Community Characteristics

1. Approximately one-quarter of the 8.91 square-mile area of Cockeysville remains either vacant or in agricultural use.
2. The area was for many years identified by both agricultural use and quarrying of limestone and marble. Because of its location on the York Road and the railroad, it became a major farm center for transport of corn, hay and wheat. Early residential settlement was for farmers and miners and their families.
3. Since World War II, York Road has gradually evolved into a commercial corridor: I-83 was constructed and York Road widened, and a series of large and small residential developments have transformed the area into a low-density urbanized area. High accessibility and reasonable land prices attracted industrial development to the I-83 interchanges.
4. While Cockeysville has a strong community identity in the sense of a recognized heritage, relatively clearly defined boundaries, and readiness of residents to identify themselves as coming from the place by its name, the residents of Old Cockeysville and the many newer apartments that have been developed since 1960 have not identified common interests.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#31 POT SPRING

Estimated 1976 Density 2.8 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	1,395
Renter	<u>186</u>

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 1,581

38% Increase

### Housing Characteristics

1. 88% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. More than one quarter of the 5.35 square-mile land area of Pot Spring remains undeveloped at present.
2. The Pot Spring area is viewed as a part of greater Timonium and is bounded on the east by Loch Raven reservoir and on the west, with no clearly defined demarcation, by the higher intensity development of Cockeysville and Lutherville-Timonium.
3. Pot Spring is entirely residential in land use, except for park lands and institutional uses.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #32 MAY'S CHAPEL-SEMINARY

Estimated 1976 Density 1.7 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner      956  
Renter      81

Total Units 1,037

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

304% Increase

### Housing Characteristics

1. 92% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 12 dwelling units or 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. More than two-thirds of the 3.6 square-mile land area in May's Chapel-Seminary remains vacant or in agricultural use at present.
2. Until recently, this area was largely in farms. The five major farms and the Baltimore Country Club Golf Course have served as major stabilizing factors in the area, interspersed with low-density residential development.
3. The area does not have distinct boundaries, but has a planned development of 1500 units scheduled to be completed by 1985 that could create a residential center to the community, with a mix of garden apartments and townhouses.
4. At present, the area is not perceived to be vocally represented by local citizen's groups.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#33 LUTHERVILLE-TIMONIUM

Estimated 1976 Density 4.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner        3,368  
Renter       2,441

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 5,809

38% Increase

### Housing Characteristics

1. 58% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Less than 20% of the 4.88 square-mile land area of Lutherville-Timonium remains vacant at present.
2. The area developed at a relatively slow pace in comparison to other communities. Most industrial and suburban residential and commercial development in the area have occurred since 1950, with the extension of public water and sewer service. Commercial development has occurred largely along York Road.
3. The identity of the neighborhoods within the area is perceived by residents as being more distinct than that of the area as a whole. The area's image is perceived to be strong, except where zoning changes have allowed what is seen a commercial encroachment.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan updating.

## COMMUNITY OUTLINE

#34 RUXTON

Estimated 1976 Density 2.3 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner        2,041  
Renter       1,119

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 3,160

14% Increase

### Housing Characteristics

1. 65% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 52 dwelling units or 2% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Approximately half of the 6.06 square-mile land area of Ruxton remains vacant or in very low-density development at present.
2. Ruxton was developed in low-density residential use in the early 1900's. This was an early horse-and-carriage suburb to the City of Baltimore. Since that time, there has been a gradual growth of residential use at higher densities.
3. In addition to the community-wide identity of Ruxton, there is a series of distinct neighborhoods, including Murray Hill, Woodbrook, Ruxton and Riderwood.
4. The image of the area is perceived by residents of the area as very positive, by planners as being very self-sufficient, and by realtors as a very high income residential area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan updating.

## COMMUNITY OUTLINE

#35 TOWSON

Estimated 1976 Density 7.5 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	4,798
Renter	<u>5,416</u>

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 10,214

6% Increase

### Housing Characteristics

1. 47% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 252 dwelling units or 2% of all 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing in Towson at present: 236-Tabco Tower, 211-305 E. Joppa Road, 200 elderly units; Supplemental assisted program units RS40, 1976; 221-d-4 Somerset Manor Apartments II, Camberly Circle 66 units, 1977; 215 new individual homes, scattered, 19 units, 1969; 215 new individual homes scattered, 44 units, 1970.

### Community Characteristics

1. Less than 10% of the 5.07 square-mile land area of Towson community remains vacant land parcels available for development.
2. Towson has been an established community since the 1880's and became County Seat of the newly formed Baltimore County in 1854. The community is almost entirely developed.
3. Since the late nineteenth century, there has been a mix of residential, commercial and office uses in Towson; since the 1960's multi-story office and residential buildings have been added. Construction of these buildings marked a departure not only from the earlier scale of development of the area, but also from a custom that no building in the area would exceed the height of the Old Court House.
4. While the community has a strong identity, its component neighborhoods, East Towson and West Towson, also have very strong neighborhood identities, the former a predominantly and traditionally black neighborhood and the latter a predominantly white neighborhood. In addition to these residential areas, Towson includes the government and office center of the County, as well as major institutional development .

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#36 HAMPTON

Estimated 1976 Density 1.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	2,414
Renter	<u>107</u>

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 2,521

132% Increase

### Housing Characteristics

1. 96% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 12 dwelling units or less than 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. More than half of the 6.8 square-mile land area of Hampton remains either vacant or in very low-density residential development at present.
2. The area was all once part of the Hampton Farms. The old Hampton house still exists in the area.
3. Starting in the late 1940's, a series of low-density single-family residential developments have been built, including Orchard Hills, Green Ridge, Hampton, Hampton Gardens, Providence Road, Chatterleigh, Dulaney Valley and Brook Meadow.
4. While the area is unified to some degree by the similarity of development within it and its recognized history as part of the Hampton Farms, the boundaries are not distinct and the community is not unified.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan updating.

## COMMUNITY OUTLINE

#37 CUB HILL -  
JOPPA HEIGHTS

Estimated 1976 Density 5.0 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	2,703	
Renter	<u>2,278</u>	
Total Units	4,981	68% Increase

### Housing Characteristics

1. 54% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 55 dwelling units or 1% of 1976 dwelling units were in need of substantial external repair.
3. There is assisted housing in the area: 221-d-4 Highland Village Apartments, McDowell Lane, 241 units, 1969.

### Community Characteristics

1. Approximately one-third of the Cub Hill-Joppa Heights community remains either undeveloped or in very low-density residential development at present.
2. The Cub Hill-Joppa Heights area was settled largely by German and Slavic peoples; many of these families have been in the area for several generations, and this area and the adjacent areas of Perry Hall and Carney have a strong ethnic identification associated with this settlement pattern.
3. The area does not have distinct boundaries and is composed of a series of neighborhoods, including Joppa Heights, viewed more as a part of Carney, the older settlement of Coventry and newer development areas such as Huntingdon Lodge.
4. Past development is not considered to have been well planned and coordinated.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.



## COMMUNITY OUTLINE

#38 RODGER'S FORGE-STONELEIGH

Estimated 1976 Density 8.9 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	3,626	
Renter	<u>1,536</u>	
Total Units	5,162	7% Increase

### Housing Characteristics

1. 70% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 46 dwelling units, or 1% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Less than 10% of the 2.42 square-mile land area of the community remains in vacant readily developable land parcels.
2. The area was in farmland and large estates until the early 1900's, when it began to develop as a suburb of the City, through linear development off York Road.
3. Gradually, through incremental development, the orientation of the area has shifted, and it has become a high-density residential suburb of Towson.
4. The area does not have strong boundaries, but is seen by residents as having a distinct identity. The area is represented by a series of local community associations.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#39 LOCH RAVEN-HILLENDALE

Estimated 1976 Density 11.0 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	6,066	
Renter	<u>4,553</u>	
Total Units	10,619	9% Increase

### Housing Characteristics

1. 57% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 125 dwelling units or 1% of 1976 dwelling units were in need of substantial external repair.
3. Most housing in the area was built in the 1950's or earlier.

### Community Characteristics

1. Less than 10% of the 4.26 square-mile land area of the Loch Raven-Hillendale community remains in vacant developable parcels.
2. Loch Raven and Hillendale are distinct communities, each with its own identity. Hillendale generally has newer and smaller housing than Loch Raven. There is a mix in the area of single-family homes, town and row houses, and apartments.
3. The area is representated by numerous vocal community organizations.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#40/49 PARKVILLE

Estimated 1976 Density 12.9 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	4,743	
Renter	<u>1,591</u>	
Total Units	6,334	7% Increase

### Housing Characteristics

1. 75% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 72 dwelling units or 1% of 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Less than 10% of the 2.3 square-mile land area of Parkville remains in vacant developable land parcels.
2. Before the extension of the streetcar line out from the city into Parkville, the area was largely in farmland. With the extension of the streetcar in the early 1900's residential development of the area began. Residential development has continued since that time through the 1950's, by which time the area was largely developed.
3. The area has a strong positive self-image, and is recognized as a community: that is, people who come from the area identify themselves as coming from Parkville. The area is represented by a number of strong community groups that are perceived as working effectively together.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#41 MONKTON

Estimated 1976 Density 0.1 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	410	
Renter	0	
Total Units	410	116% Increase

### Housing      CharacteristicsZ

1. 100% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 3% of 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Apart from crossroad villages, the entire 29.15 square-mile land area of Monkton is either vacant or in very low-density residential or agricultural use.
2. This area lies almost entirely within the original land grant of My Lady's Manor. The area does not have distinct boundaries, but the overlapping areas of Monkton (the old railroad stop and surrounding farmlands and low-density residential area) and My Lady's Manor have distinct identities to the residents and to residents of other portions of the County.
3. Other significant settlements within the area include Corbett and Sparks and another railroad stop, Glencoe.
4. My Lady's Manor is represented by a very vocal citizens' organization, the Manor Area association.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan updating.

## COMMUNITY OUTLINE

#42 JACKSONVILLE

Estimated 1976 Density 0.3 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	1,265	
Renter	<u>272</u>	
Total Units	1,537	49% Increase

### Housing Characteristics

1. 82% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 4% of all 1976 dwelling units were in need of external repair.

### Community Characteristics

1. Apartment from villages and crossroad settlements, the entire 22.05 square-mile land area of this rural area is vacant, or in low-density residential or agricultural use.
2. The area is part of the 1713 land grant, My Lady's Manor, and is still largely rural. It was largely in farmland and estates until the last decade.
3. With the exception of Loch Raven Reservoir, the area has no strong boundaries.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#43 FORK-GLENARM

Estimated 1976 Density 0.3 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	1,550
Renter	213

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 1,763

37% Increase

### Housing Characteristics

1. 88% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 47 dwelling units or 3% of 1976 dwelling units were in need of external repair.

### Community Characteristics

1. Apart from villages and crossroad settlements, the entire 27.8 square-mile land area of Fork-Glenarm is either vacant or in low-density residential or agricultural use.
2. The area was one of large farms, with one commercial center, Glenarm, developed as an early farm center, until after the second World War, when large-lot residential subdivisions began in the area.
3. The area does not have very strong boundaries, except for the Little Gunpowder River, which separates the area from adjacent Harford County.
4. While the area is represented by numerous citizens' organizations, it does not have a distinct identity, as a whole. Within the area, however, is the Long Green Valley, which has a strong identity and positive self-image.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan updating.

## COMMUNITY OUTLINE

#44 KINGSVILLE

Estimated 1976 Density 0.3 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	1,128
Renter	237

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 1,365

48% Increase

### Housing Characteristics

1. 83% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 71 dwelling units, or 5% of the 1976 dwelling units, were in need of external repair.

### Community Characteristics

1. More than 80% of the 18.4 square-mile land area of the community, surrounding the village of Kingsville, is either vacant or in very low-density residential or agricultural use.
2. Kingsville has a strong identity and is vocally represented by a number of community organizations. Many residents of the area work in nearby industries. Housing in the area is primarily single-family and is well-maintained. Lack of sewer and water is a major constraint on additional development in the area.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future planning.

## COMMUNITY OUTLINE

#45 CARNEY

Estimated 1976 Density 3.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 1,840  
Renter 580

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 2,420

182% Increase

### Housing Characteristics

1. 76% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 5% of the 1976 dwelling units were in need of significant exterior repair.
3. There is assisted housing in the area: 221-D-4 Dunfield Apartments Section II Perry Hall Area, 228 units, 1977.

### Community Characteristics

1. Of the 3.37 square-mile land area of Carney, approximately half remains either vacant or in low-density residential or agricultural use.
2. The area has no clear boundaries and citizens' organization and community activity has been largely in response to specific issues. The area is perceived as having a positive self-image, and a relatively strong community identity.
3. Development in the area is predominantly residential with a mix of single-family units, apartments, and townhouses. The intersection of Harford and Joppa Roads is the major commercial center of Carney.

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## COMMUNITY OUTLINE

#46 PERRY HALL

Estimated 1976 Density 0.4 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	2,315	415% increase; 11,265 units largely in the Whitemarsh New Development Area
Renter	398	
Total Units	2,713	

### Housing Characteristics

1. 85% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 5% of the 1976 dwelling units were in need of significant exterior repair.
3. The area lies largely within the proposed Whitemarsh New Development Plan.

### Community Characteristics

1. Throughout the 6.44 square-mile area of Perry Hall, major parcels of land totalling more than two-thirds of the land area, remain either vacant, or in agricultural or low-density residential use.
2. The name Perry Hall is generally understood to include a larger area than is shown for use as a census-designated place, and is thought of as including portions of Carney and Germantown-Honeygo.
3. The area is an old farming, mining and quarrying area, composed of nearly fifty neighborhoods, with identities as strong as that of the area as a whole. The area as a whole has no distinct boundaries.
4. The major existing commercial node is at Belair and Joppa Roads.

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## COMMUNITY OUTLINE

#47a GERMANTOWN-HONEYGO

Estimated 1976 Density 1.6 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	410	660% increase; 3,235 units in the Whitemarsh New Development Area
Renter	<u>80</u>	
Total Units	490	

### Housing Characteristics

1. 84% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 5% of all 1976 dwelling units were in need of significant external repair.
3. The area lies largely within the proposed Whitemarsh New Development Area.

### Community Characteristics

1. More than two-thirds of the 4.2 square-mile land area of Germantown-Honeygo remains either undeveloped or in agricultural or very low-density residential use.
2. There is no separate community focus, center or identity in this area; it is viewed as a part of adjacent Perry Hall, from which it differs in the extent of land that still remains undeveloped.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#47b WHITEMARSH

Estimated 1976 Density 3.3 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	590	421% increase, 3,000 units in the Whitemarsh New Development Area
Renter	122	
Total Units	712	

### Housing Characteristics

1. 83% of all 1976 dwelling units were owner occupied.
2. The Whitemarsh Town Center has been identified as suited for strong residential intensification.
3. Field surveys by Growth Management staff in 1977 and 1978 found that less than 5% of all the 1976 dwelling units were in need of significant external repair.
4. The area lies largely within the proposed Whitemarsh New Development Area.

### Community Characteristics

1. Approximately half of the 2.5 square-mile land area remains vacant or in a low-density residential or agricultural use.
2. Until the Whitemarsh new Town Center is established, there will not be any focal center for the area; correspondingly, the area does not have, and has not in the past had, a strong community identity. People who have lived in the area have identified themselves as coming from Perry Hall.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#48 LORELEY

Estimated 1976 Density 0.5 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	539	
Renter	<u>158</u>	
Total Units	697	33% increase

### Housing Characteristics

1. 77% of all 1976 dwelling units were owner occupied.
2. Early development in the area was primarily shorefront recreation cottages. There are scattered single-family dwellings, and a great variation in the quality of housing.
3. There are three mobile-home parks in the area at present.
4. Field surveys by Growth Management staff in 1977 and 1978 found that 69 dwelling units or 10% of the 1976 dwelling units in the area were in need of external repair.

### Community Characteristics

1. More than 80% of the 6.25 square-mile land area of Loreley remains either vacant or in very low-density residential or agricultural use.
2. The area does not have a strong community identity and is not represented by vocal community groups. The most vocal group in the area is the business people.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#50 FULLERTON-OVERLEA

Estimated 1976 Density 6.6 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	3,394	
Renter	968	
Total Units	4,362	62% Increase

### Housing Characteristics

1. 78% of all 1976 dwelling units were owner occupied.
2. There is one mobile-home park in the area at present.
3. Field surveys by Growth Management teams in 1977 and 1978 found that less than 2% of the 1976 dwelling units in the area were in need of significant external repair.
4. There is assisted housing in the area at present: 221-D-4 Apple Hill Apartments, N. Ridgetown Drive, 178 units, 1978.

### Community Characteristics

1. Of the 3.17 square-mile land area of Fullerton-Overlea, less than 20% remains in vacant developable land parcels.
2. The area was settled by German farmers before 1850, with truck farming as the primary industry, with products sold in markets in Baltimore County.
3. This is a very stable community, with a strong identity and self-image, and a substantial number of residents who are descendants of original settlers.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#51 ROSSVILLE

Estimated 1976 Density 2.2 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	895	
Renter	<u>1,556</u>	
Total Units 2,451		132% Increase

### Housing Characteristics

1. 36% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that less than 2% of all the 1976 dwelling units in the area were in need of significant external repairs.

### Community Characteristics

1. More than half of the 5.78 square-mile land area of the Rossville community remains vacant or in low-density residential or agricultural use.
2. Rossville was settled before 1850, by German farmers.
3. Much of the area was occupied by greenhouses and orchards until recently. Essex Community College was established in 1968, bringing sewer and water and improved bus service, and acting as a catalyst for new development.
4. The area is not perceived by residents as a unified community.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#52 ROSEDALE-GOLDEN RING

Estimated 1976 Density 4.6 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	4,786	
Renter	<u>2,035</u>	
Total Units 6,821		3% Increase

### Housing Characteristics

1. 70% of all 1976 dwelling units were owner occupied.
2. There are five mobile-home parks in the area at present.
3. Field surveys by Growth Management staff in 1977 and 1978 found 137 dwelling units or 2% of all 1976 dwelling units in need of external repair.
4. There is assisted housing in the community at present; existing 221-D-4 Fontana Village, 8783 Fontana Lane, 356 units, 1970; Under construction, 221-D-4 Canterbury Apartments, Old Philadelphia Road, 240 units, 1977.

### Community Characteristics

1. Of the 7.42 square-mile land area of Rosedale-Golden Ring, less than twenty percent remains in vacant major developable parcels.
2. This community has developed gradually from an old settlement on Philadelphia Road, focused at the crossroads of Chesaco Avenue and Philadelphia Road, with subsequent residential subdivisions built in the 1940's and 1950's and a few more recent residential developments.
3. The area is composed of two neighborhoods, Rosedale and Rosedale Terrace, each with a distinctive character; Rosedale is virtually entirely developed in single-family units on quarter-acre lots, Rosedale Terrace is composed largely of houses and cottages, built one at a time.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan updating.

## COMMUNITY OUTLINE

#53 AERO-VICTORY

Estimated 1976 Density 6.4 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	2,201	
Renter	<u>3,201</u>	
Total Units	5,402	51% Increase

### Housing Characteristics

1. 41% of all 1976 dwelling units were owner occupied.
2. Much of the existing housing was sponsored by FHA in the 1940's for workers at the aircraft industries in the area.
3. There are four mobile-home parks in the area at present.
4. Field surveys by Growth Management staff in 1977 and 1978 found 931 dwelling units, or 17% of 1976 dwelling units in need of some level of external repair.
5. There is assisted housing in the area at present: 236, New, Windsor House Apartments, Martin Boulevard, 200 units, 1971, 221-D-4 Wampler Village Apartments 300-400 Wampler Road, 324 units, 1973.

### Community Characteristics

1. Of the 4.2 square-mile land area of Aero-Victory, less than 20 percent remains in vacant developable land parcels.
2. The neighborhoods in the area have stronger identities than the area as a whole.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.



## COMMUNITY OUTLINE

#54 BIRD RIVER-CHASE

Estimated 1976 Density 0.7 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	1,538	<u>98% Increase</u>
Renter	1,179	
Total Units	2,717	

### Housing Characteristics

1. 57% of 1976 dwelling units were owner occupied.
2. Housing in the area is primarily of three types: summer house development in Oliver Beach, Harewood and Bird River Beach, housing built for workers at Martin Marietta, and recent residential development after extension of public sewerage.
3. Field surveys by Growth Management staff in 1977 and 1978 found 259 dwelling units or 10% of all 1976 dwelling units in need of external repair.

### Community Characteristics

1. Of the 14.61 square-mile land area in Bird River-Chase, apart from small bayfront communities and scattered development along Pulaski Highway, most is vacant or in agricultural or low-density residential use.
2. The self-image of the area is a relatively stable one.
3. Much of the in-fill residential development that has taken place is in the form of larger housing on larger lots than the already existing residential development.
4. The area is not particularly vocally represented by citizens' groups or organizations.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#55 NORTH POINT

Estimated 1976 Density 2.4 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	1,910	
Renter	461	
Total Units	2,371	1% Increase

### Housing Characteristics

1. 80% of all 1976 dwelling units were owner occupied.
2. Housing in the area is composed largely of originally seasonal houses on the Chesapeake Bay shore, and other housing built largely in the 1950's and since, to house the employees of Bethlehem steel and other major industries in the area.
3. Field surveys by Growth Management staff in 1977 and 1978 found 127 dwelling units or 5% in need of repair.

### Community Characteristics

1. Of the 5.3 square-mile land area in North Point, approximately twenty percent remains in vacant developable land parcels.
2. The area does not have a strong community identity, but rather, is a series of isolated neighborhoods along the shoreline, with poor internal access, and all access from North Point Boulevard.
3. The self-image of the area is perceived as neglected.
4. There is a general awareness in the community of the historic value of the area as a battleground in the War of 1812.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#56 ESSEX

Estimated 1976 Density 8.2 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	6,960
Renter	8,202

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 15,162

18% Increase

### Housing Characteristics

1. 46% of 1976 dwelling units were owner occupied.
2. Most residential development occurred in Essex in the 1940's, 1950's and 1960's.
3. There is one mobile-home park in the area at present.
4. Field surveys by Growth Management staff in 1977 and 1978 found 1,235 dwelling units or 8% of dwelling units in Essex in need of external repair.
5. There are existing assisted housing programs in the area: 236 New, Foxridge Manor, Walnut Grove, Middleboro, 111 units, 1971; 236 New, Eastroc Apartments, SFC III, Sandlewood, 204 units, 1971; 236 New, Kingstown Townhouse, Kingstown Road and Kingsway, 115 units, 1974; 221-D-4 Eastgate Townhouses, Eastgate CT, Essex, 102 units, 1974.

### Community Characteristics

1. Of the 7.95 square-mile land area of Essex, less than twenty percent remains in vacant developable parcels.
2. The area has a strong identity and is vocally represented by citizens' organizations, and other community groups, such as the Essex Businessmens' Association.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#57a MIDDLE RIVER

Estimated 1976 Density 4.7 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	2,010	
Renter	<u>757</u>	
Total Units	2,767	2% Increase

### Housing Characteristics

1. 73% of 1976 dwelling units were owner occupied.
2. Housing in the area is composed of summer houses built in the 1940's, and subsequent garden apartment and single-family development.
3. Little land remains vacant and available for development.
4. Field surveys by Growth Management staff in 1977 and 1978 found that 17 dwelling units or less than 1% of 1976 dwelling units were obviously in need of external repair.

### Community Characteristics

1. Of the 2.3 square-mile land area of Middle River, less than ten percent remains in vacant developable land parcels.
2. The peninsula forms one unit, including Middle River and Back River, but the identity of the neighborhoods that make up these areas is stronger than either the identity of the Middle River Peninsula or of either of the two census designated areas.
3. The area is represented by vocal citizens' groups.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #57b UPPER BOWLEY'S QUARTERS

Estimated 1976 Density 1.6 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner        712  
Renter      1,585

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 2,297

28% Increase

### Housing Characteristics

1. 22% of 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 254 dwelling units or 8% of all 1976 dwelling units were in need of external repair.
3. There are two mobile-home parks in the area at present.

### Community Characteristics

1. More than half of the 8.11 square-mile land area of Upper Bowley's Quarters remains in vacant developable land parcels.
2. The area has no distinct identity and the image is generally one of new development or suburban sprawl. Community groups have organized, however, in a vocal protest against rezoning in the area to higher densities.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

## #58 SENECA PARK-BOWLEY'S QUARTERS

Estimated 1976 Density 0.9 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	452	
Renter	<u>281</u>	
Total Units	733	53% Increase

### Housing Characteristics

1. 62% of 1976 dwelling units were owner occupied.
2. Most housing was originally developed for summer houses along the bayfront; many of these residences are now occupied year-round.
3. Housing is composed largely of single-family cottages.

### Community Characteristics

1. Of the 3.78 square-mile land area of Seneca Park-Bowley's Quarters, half remains in vacant land or agricultural use.
2. The area is more a group of neighborhoods, the subdivision of Seneca Park and the Bowley's Quarters settlement, than it is a community. The area has an aging population and is not very vocally represented by citizens' groups.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#59 BACK RIVER

Estimated 1976 Density 0.6 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner        437  
Renter       169

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 606

15% Increase

### Housing Characteristics

1. 72% of 1976 dwelling units were owner occupied.
2. Housing in the area is largely bayfront summer cottages and other single-family dwellings.
3. Field surveys by Growth Management staff in 1977 and 1978 found 145 dwelling units, (more than 20%) in need of external repair.

### Community Characteristics

1. Of the 5.2 square-mile land area of Back River, more than half remains in vacant developable land parcels.
2. The area is perceived more as a grouping of neighborhoods than as a single community. The area's northernmost boundary corresponds generally with the limits of presently sewered areas.
3. At the time when an Upper Bay crossing and an outer beltway were planned with access points in this area, in the late 1950's, portions of the area were recommended for industrial and high-density residential use. The unsuccessful referendum on the Upper Bay crossing and cancellation of plans for an outer beltway through the area have taken away the major reasons for land use designation.

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## COMMUNITY OUTLINE

#60 EDGEMERE

Estimated 1976 Density 1.8 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	1,637
Renter	<u>545</u>

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 2,182

8% Increase

### Housing Characteristics

1. 75% of 1976 dwelling units were owner occupied.
2. Housing was developed primarily to house workers at Bethlehem Steel.
3. There is some abandoned housing in Edgemere.
4. Housing condition ranges from poor to excellent.
5. Field surveys by Growth Management staff in 1977 and 1978 found 547 dwelling units or 25% of all units in need of external repair.

### Community Characteristics

1. Of the 5.6 square-mile land area, less than twenty percent remains in vacant developable land parcels.
2. Although the self-image of the area is perceived as isolated and neglected, there is a local awareness of the historic value of the area as the site of the Battle of North Point in the War of 1812.

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## COMMUNITY OUTLINE

#61 LODGE FOREST-MILLER'S ISLAND

Estimated 1976 Density 1.3 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	456	
Renter	<u>231</u>	
Total Units	687	7% Increase

### Housing Characteristics

1. 66% of 1976 dwellings were owner occupied.
2. Housing is made up largely of summer houses built before 1917, and houses built after 1917 to house workers at Bethlehem Steel.
3. Housing conditions range from poor to excellent.
4. Field surveys by Growth Management staff in 1977 and 1978 found 328 dwelling units or more than 40% of all dwelling units in the area in need of external repair.

### Community Characteristics

1. Of the 3.2 square-mile land area, more than half remains undeveloped.
2. This area does not have a strong identity as a community, but rather is a part of Edgemere. Its boundaries are strong because of its being a peninsula.
3. While the area is represented by vocal citizens' organizations, its self-image is severely perceived as being isolated and neglected.

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## COMMUNITY OUTLINE

#62 EASTPOINT-COLGATE

Estimated 1976 Density 1.6 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	3,498
Renter	703

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 4,201

7% Increase

### Housing Characteristics

1. 83% of 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 84 dwelling units, or 2% of all dwelling units in the area were in need of external repair.
3. There is one mobile-home park in the area at present.
4. The Eastpoint Town Center has been defined as being well-suited for residential intensification.

### Community Characteristics

1. Of the 2.09 square-mile land area of Eastpoint-Colgate, less than twenty-five percent remains in vacant developable land parcels.
2. The area includes three neighborhoods, Colgate, Eastpoint and Berkshire, that have strong ethnic identities, stronger than that of the larger area they compose. Neighborhoods focus to some degree on the local schools and the Eastpoint Shopping Center.
3. The area is represented by vocal community organizations.

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## COMMUNITY OUTLINE

#63 BEAR CREEK

Estimated 1976 Density 7.3 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 2,760

Renter 1,449

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 4,209

1% Increase

### Housing Characteristics

1. 66% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found that 10 dwelling units, or less than 1% of all 1976 dwelling units were in need of substantial external repair.
3. There are three mobile-home parks in the area at present.

### Community Characteristics

1. Of the 1.2 square-mile land area of Bear Creek, less than ten percent remains in vacant developable land parcels.
2. The area has been represented vocally by citizens' groups as a result of the school cluster issue.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring, and for use in future plan updating.

## COMMUNITY OUTLINE

#64a DUNDALK

Estimated 1976 Density 12.9 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner 5,527

Renter 3,289

Estimated Increase in Total  
Dwelling Units, 1995, Under  
the Master Plan\*

Total Units 8,816

9% Increase

### Housing Characteristics

1. 63% of all 1976 dwelling units were owner occupied.
2. Field surveys in 1977 and 1978 by Growth Management staff found that 336 dwelling units (all multi-family), or 4% of all 1976 dwelling units were in need of external repair.
3. There is one mobile-home park in the area at present.
4. There is a lack of housing in the area for new households formed within the area.

### Community Characteristics

1. Of the 2.79 square-miles in Dundalk, less than ten percent remains in vacant developable land parcels.
2. Dundalk was one of the first planned communities in Baltimore County, built in 1918 for World War I workers in the nearby industries, primarily Bethlehem Steel.
3. The area has a strong community identity, a good self-image, and very vocal representation in citizens' groups.

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## COMMUNITY OUTLINE

#64b TURNER'S STATION

Estimated 1976 Density 6.1 persons/acre

### Projected Residential Growth

<u>1976 Dwelling Units</u>		<u>Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan*</u>
Owner	487	
Renter	<u>961</u>	
Total Units 1,448		Less than 1% increase

### Housing Characteristics

1. 34% of all 1976 dwelling units were owner occupied.
2. The most recent housing was developed during World War II for workers in nearby industries.
3. Field surveys in 1977 and 1978 by Growth Management staff found that 31 dwelling units or 29% of all 1976 dwelling units were in need of substantial external repair.

### Community Characteristics

1. Of the 1.2 square-mile land area in Turner's Station, less than ten percent remains in vacant developable land parcels.
2. The area is represented actively and vocally by citizens' groups and organization.
3. Area boundaries are strong: Bear Creek, and Harlan (sic) and Dundalk Avenues.

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## COMMUNITY OUTLINE

#65 INVERNESS

Estimated 1976 Density 16.5 persons/acre

### Projected Residential Growth

#### 1976 Dwelling Units

Owner	3,604
Renter	<u>1,557</u>

#### Estimated Increase in Total Dwelling Units, 1995, Under the Master Plan\*

Total Units 5,161

Less than 2% increase

### Housing Characteristics

1. 70% of all 1976 dwelling units were owner occupied.
2. Field surveys by Growth Management staff in 1977 and 1978 found no dwelling units in the area in need of significant external repair.

### Community Characteristics

1. Of the 1.64 square-mile land area of Inverness, less than ten percent remains in vacant undeveloped parcels.
2. The area includes two neighborhoods, Inverness and Stanbrook, that have stronger identities than that of the larger community that they compose. The area has relatively strong boundaries in Bear Creek, Wise Avenue, Merritt Boulevard and the Southwest Peninsula Expressway.
3. The area is represented by the Greater Dundalk Community Council.

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BALTIMORE COUNTY, MARYLAND

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