

to satisfy this need is not precisely determinable. As mentioned above, no precise quantitative standards have received general acceptance. However, a special working committee appointed by the Baltimore Regional Planning Council to study park and open space needs in connection with preparation of a long-range land use plan for the Baltimore region has proposed a set of standards which go a long way toward providing for the kind of park and open space requirements that this region should have to satisfy its rapidly expanding population, its even more rapidly expanding land development activity, and the greatly broadened pattern of recreational pursuits, characteristic of modern life. In a preliminary draft of the committee's report, these standards are discussed as follows:

"In its investigation of standards, the committee was confronted with the difficulty of fitting standards to each of the [open space] categories listed. Furthermore, even though the committee was primarily concerned with the development of standards for major recreation areas and open spaces serving the population of the entire region, rather than that for smaller areas, it could not omit from its consideration standards for local facilities. After having reviewed local conditions as well as standards suggested in other sections of the United States, the committee arrived at the standards outlined below on the basis of the best judgment of its members. The standards suggested are as follows:

Type of Use	Acres Per 1,000 Population	Persons Per Acre
Neighborhood parks, play fields and playgrounds	4	250
Urban parks	10	100
Regional and State parks, parkways, etc.	10	100
Total, Public Parks and Recreation ..	24	41
Open Spaces	33	30
Total	57	18

The above standard of 57 acres per 1,000 persons does not include an additional 20 acres per 1,000 persons which the committee considered essential for such recreational activities as hunting and fishing. Inasmuch as there appears to be very little likelihood of providing sufficiently large land areas suitable for such activities within the confines of the region, the standard was set up as a separate item. It is recommended that hunting and fishing facilities, adequate to meet this standard, be provided in the mountain areas of the State or by governmental inter-action in the adjoining states. It must be further pointed out that the first two standards in the above table (for neighborhood parks, play fields, playgrounds and urban parks) may reasonably be expected to be valid through 1980, while those standards for regional and State parks as well as for open spaces ought to be reviewed within five years. It is anticipated that a shorter work-week, which would result in more leisure time and longer periods of paid vacations, would establish an increased demand for regional and State parks and that a standard higher than 10 acres per

1,000 persons may be desirable on a longer range basis.

As has been pointed out, the recommended standards are based on the best judgment of the committee members and must be considered in that light. The committee felt very strongly the need for much more detailed study of desirable standards. The recommendations of the committee with reference to such study are contained subsequently in this report."

Present Need for Parks in the Baltimore Area

While the foregoing standards have not yet been adopted by the Baltimore Regional Planning Council, they do offer a rational approach to the problem of evaluating the need for recreation areas in the Baltimore region. On the basis of these standards, the region should now have about 41,000 acres of parks and recreation areas to provide for the needs of its present population. This is slightly above the amount of land now available for such purposes in the region, provided the recreational potentialities of the six reservoir reservations located in the area are evaluated without regard to restrictions associated with their basic purpose. As pointed out earlier, however, these areas are by no means fully utilized today, and even after maximum permissible utilization may never be equal to other comparable areas in equivalent recreational values. If the reservoir areas are reduced by a factor of 50%, the total of presently available park and recreation lands in the region amounts to 25,000 acres, and the current deficiency is an estimated 16,000 acres.

Future Needs for Parks in the Baltimore Area

Applying the aforementioned recreational standards to the projected population of the region, total regional requirements for park and recreational areas will in 1980 amount to 61,500 acres. If no additional parks are added, and if only 50% of the reservoir areas are allowed, this will mean a deficiency by that time of 36,500 acres.

It must be pointed out here that even if sufficient recreational lands were available to serve the existing population, the additional lands needed to serve the much larger population envisaged for a generation hence should nevertheless be acquired in the reasonably near future, for not only is population growing at a very rapid rate, but modern standards of living call for a much lower density of land occupancy than in the past, and this density standard may very well be further lowered in the future. Thus, with the explosive rate at which land in the outlying areas of the metropolitan region is being occupied, lands suitable for parks and recreation may not be available a decade or two hence, when they are needed, except at an exorbitant price. This trend is made all too apparent by the number of real estate subdivision signs found in the entire area adjacent to the Gunpowder rivers.