Unique development plan paves way for

By David K. Wells

Baltimore (Md.) County is preparing to act on its award-winning golf course master plan to develop additional public courses without taxpayer funding.

The plan includes a development schedule of publicly and privately owned sites; innovative management alternatives; and financing and development recommendations that will significantly increase the supply of public courses over the next 10 years.

Using the master plan as a guideline, a county agency is negotiating for a development site for the first of several county-owned facilities. Virginia's Fairfax County is also considering doing a master plan based on Baltimore County's, which has won awards for Baltimore County from the National Association of Counties and the plan's developers from the American Society of Landscape Architects.

THE MASTER PLAN

By competitive bids, the county selected a consulting team to prepare the Baltimore County Golf Course Master Plan. The winners were Legg Mason Realty Group Inc. (LMRG) of Baltimore, Daft-McCune-Walker Inc. (DMW) and The McLoughlin Group (TMG) of Pleasantville, N.Y.

LMRG, a real-estate advisory subsidiary of a major securities firm, served as project manager with responsibility for demographic, economic and investment analysis.

DMW, a Towson, Md.-based land-planning and environmental firm with golf course development expertise, performed environmental and planning evaluations of proposed sites.

TMG, an international golf course consulting agency, evaluated playability, administration and business potential of proposed courses and the financial analysis of development.

The team evaluated potential sites to determine environmental constraints and playability. Sensitive environmental issues in Maryland include wetland protection, sediment and erosion control, water quality, water supply, pesticide and nutrient management, agricultural preservation, wildlife habitat, air quality, noise, historical and ar-