



ROUTE 1 CORRIDOR REVITALIZATION NEWSLETTER

In this fifth issue of the newsletter, the Department of Planning and Zoning presents a summary of activities to let you know about the recent improvements in the Route 1 Corridor. Some improvements are already visible as you travel through the corridor while others are still in the planning stages.

STATE HIGHWAY ADMINISTRATION CORRIDOR IMPROVEMENT STRATEGY

In 2005, the Maryland State Highway Administration (SHA), in partnership with Howard County's Department of Planning and Zoning, began the US 1 Corridor Improvement Strategy project. This project will help implement the recommendations from Howard County's Route 1 Corridor Revitalization Study.

Federal funding for the project, through the Transportation Equity Act, was sponsored by US Representatives Cardin and Cummings. The goal of the project is to recommend a set of transportation improvements that will accommodate new development and redevelopment in the corridor and to improve the appearance and functioning of the US 1 road network. The intent is to identify needs and priorities for improvements to be made by developers, the County and the State.

The SHA's consultant, Kittelson and Associates, Inc., works with a citizens' advisory committee of 23 members who are either business people or residents of the corridor. The consultants organized a public open house meeting on July 12, 2006 with more than 60 people attending. A second public meeting is planned for fall 2006. Information on this project is posted at:

http://www.co.ho.md.us/DPZ/us1_transportationimprovementstrategy.htm

SAVAGE TOD PROPOSAL

On August 22, 2006, Governor Ehrlich announced a proposal by Petrie-Ross Ventures to develop a 15 acre site at the Savage MARC Station. This property is in the Transit Oriented Development (TOD) District and is the first proposal for this zoning district. The TOD district supports office and high density residential development that makes use of the commuting potential of the MARC system. Petrie-Ross's \$175 million development conceptual program proposes one hotel, two restaurants, 53,000 square feet of retail use, 145,000 square feet of office space, 260 multifamily residential units and a five-level parking garage that includes 1,000 spaces for MARC commuters.



Conceptual mixed use development proposed by Petrie-Ross Ventures for the Savage TOD site.

NEW DEVELOPMENT PROPOSALS

With a total of seven proposed and planned CAC (Corridor Activity Center) projects, the Route 1 corridor will ultimately have considerably more opportunities for housing and associated commercial uses.

The three initial CAC development proposals that have been featured in past issues of this newsletter are progressing in the review and approval process:

- Elkridge Crossing, at Montgomery Road and US 1. Phase 1 of this project has 128 residential units and 23,500 sq. ft. of commercial space. A Phase 1 groundbreaking ceremony was held in June.
- Patuxent Square, near Hill Street and US 1 in North Laurel. This project is an 80-unit affordable housing joint venture between the County and the developer. The project also has 16,000 sq. ft. of commercial space. A groundbreaking ceremony for this project is scheduled for October.
- Belmont Station (formerly Deep Run Crossing), opposite Troy Hill near MD 100 and US 1 in Elkridge. This project has 318 residential units with the commercial space still to be determined.

Plans for two new mixed use development projects are in the review process:

- Mission Place, at the northwest corner of US 1 and Mission Road, will have 378 residential units and 89,035 sq. ft. of commercial space.
- Ashbury Courts, between the northbound and southbound lanes of US 1 north of Laurel Road, will have 140 apartments and 28,000 sq. ft. of commercial space.

Since July 2006, there are two additional CAC Districts in the central area of the Route 1 Corridor north of MD 175. Both projects are large sites that will be phased over several years by the Adequate Public Facilities Ordinance:

- Blue Stream Overlook, on the west side of US 1 north of Port Capital Drive, proposed with 1,382 residential units and 540,000 sq. ft. of commercial space.
- Elkridge Village Centre, facing US 1 south of Port Capital Drive, proposed with 1,067 residential units and 320,100 sq. ft. of commercial space.



Rendering of the courtyard at the proposed Ashbury Court Apartments on Route 1 in North Laurel. (Image courtesy of Hord Coplan Macht, Inc.)

COMMUNITY GATEWAY SIGNS

Several communities along the Route 1 corridor help maintain the landscaping around their community gateway signs in the US 1 right-of-way. To support the work of these community organizations, the Department of Planning and Zoning, through the Department of Recreation and Parks, engaged a landscaping contractor in spring 2006 to help care for the planting beds for the first year while the plants become established. When you pass by the signs, we hope you will enjoy seeing the daffodils in the spring and the daylilies in the summer that surround the signs.

ROUTE 1 REVITALIZATION LOANS

This program, which began in 2002, continues to grow. The program offers below prime rate loans to small businesses for improvements on their properties in the Route 1 corridor. The five participating banks, BB&T, Citizens National Bank, Howard Bank, M&T Bank, Inc, and The Columbia Bank, have approved \$24,822,250 in loans for 22 projects. For more information on this program, administered by the Economic Development Authority, please contact Steve Gioioso at sgioioso@hceda.org or 410-313-6500.

PATUXENT RIVER BRIDGE

You may have noticed as you travel on the northbound lanes of US 1, leading from the city of Laurel into Howard County, that the Maryland State Highway Administration recently completed their \$2.3 million project of redecking the bridge over the Patuxent River. The new deck replicated the bridge's original 1949 design, including the ornamental railings. By using this design, the bridge reinforces the historic character of the roadway.



Renovations of the northbound US 1 bridge over the Patuxent River in North Laurel preserves the 1949 historic character of the roadway.

PEDESTRIAN MASTER PLAN

To solicit comments for the Route 1 corridor portion of the County's draft Pedestrian Master Plan, earlier this year the Department of Planning and Zoning's Division of Transportation Planning met with two organizations in the Route 1 corridor: Greater Elkridge Community Association and North Laurel Civic Association. The plan, being prepared by the Department of Planning and Zoning's Division of Transportation Planning together with the Department of Public Works, will develop a framework for guiding and prioritizing both public and private pedestrian improvements.

The Pedestrian Plan Map and a list of Potential Pedestrian Plan Improvement Locations are posted on the web site. You are encouraged to review the map and list at the web site below and to send in your comments and recommendations. More public meetings are planned for fall 2006. Please check this web page for meeting dates and contact Brian Muldoon, DPZ, at bmuldoon@co.ho.md.us or 410-313-4363 with your comments or questions.

http://www.co.ho.md.us/DPZ/Transportation/dpz_transportation_planning.htm

ROUTE 1 STREETScape IMPROVEMENTS

Howard County installed more than half a mile of new sidewalk along the west side of US 1 from approximately the Hammond Branch to the Little Patuxent River. The retail uses at Gorman Road draw pedestrian traffic so this new sidewalk is intended to help them. At MD 175, the owners of the Columbia East Marketplace, a recently renovated property, installed a new sidewalk at the property's perimeter. The County extended the sidewalk along MD 175 to Pocomoke Avenue. People walk there to reach the McDonald's Restaurant at the corner. These sidewalks are two more links in the Route 1 sidewalk system.

The Maryland State Highway Administration has planted Kwanzan cherry trees in several locations along US 1 as their contribution to the County's Blossoms of Hope project. Additional plantings are planned for the fall using joint SHA and County funding. Come spring Route 1 will be blooming with new beauty. As you travel the corridor, notice the new plantings at:

- The US 1 median north of Gorman Road.
- The US 1 median south of MD 32.
- The MD 175 median east of US 1.
- The east side of US 1 south of the Patapsco River.

SHA added other improvements to the US 1 right-of-way. They are: a new traffic signal at Troy Hill Drive, pedestrian signals at Levering Avenue and at Loudon Avenue, synchronized traffic signals from Business Parkway to Montgomery Road, and resurfaced roadways and new pavement markings in three locations. These locations are from Levering Avenue to the Baltimore County line, from Whiskey Bottom Road to Guilford Road, and from Whiskey Bottom Road to the Prince George's County line.



New sidewalk along Route 1 south of Freestate Drive.

BMC TRUCK PARKING STUDY

In February 2006, the Baltimore Metropolitan Council's (BMC) consultant, Gannett Fleming, began their Truck Parking Partnership Study. Because of the growth in truck freight in the Baltimore region, more accommodation needs to be made for overnight parking and staging areas for tractor-trailers serving the region.

The I-95 corridor in Howard County is one of the areas examined by the study. The study's goal is to encourage the development of a public-private partnership that includes a wide range of regional stakeholders to implement solutions. For more information, please contact Karin Foster, Project Manager, BMC, at kfoster@baltometro.org or 410-732-0500.

NORTH LAUREL PARKS

In June 2006, the Department of Recreation and Parks (DPR) opened the High Ridge Park in North Laurel. To preserve the Patuxent River watershed, only seven acres of this 94 acre park were developed with recreation facilities. A second park, North Laurel Park, is located southeast of Laurel Woods Elementary School and is in the planning stages. This 47 acre park will have a community center building and recreational facilities that are yet to be determined. A planning committee of area residents helps the DPR and their consultant develop a design program for the park and the community center. Representatives of County agencies, such as DPZ, the Office on Aging and the Department of Health, also participate at the committee's meetings. Construction of the North Laurel Park and community center is currently scheduled for FY 2009. For more information, please contact Ken Alban, Administrator, Capital Projects and Park Planning, at kalban@co.ho.md.us or 410-313-4685.

For Information About Route 1 Corridor Revitalization:

Dace Blaumanis, Route 1 Project Manager, Howard County DPZ
410-313-4324 or dblaumanis@co.ho.md.us



Howard County Department of Planning and Zoning

3430 Court House Drive
Ellicott City, MD, 21043
410-313-2350
www.co.ho.md.us/DPZ/route1.htm