

Development Project Report for the Howard County Multimodal Transportation Board

April 27, 2021

The Development Project Report for the Howard County Multimodal Transportation Board for plans going through the county review process.

The report is composed of:

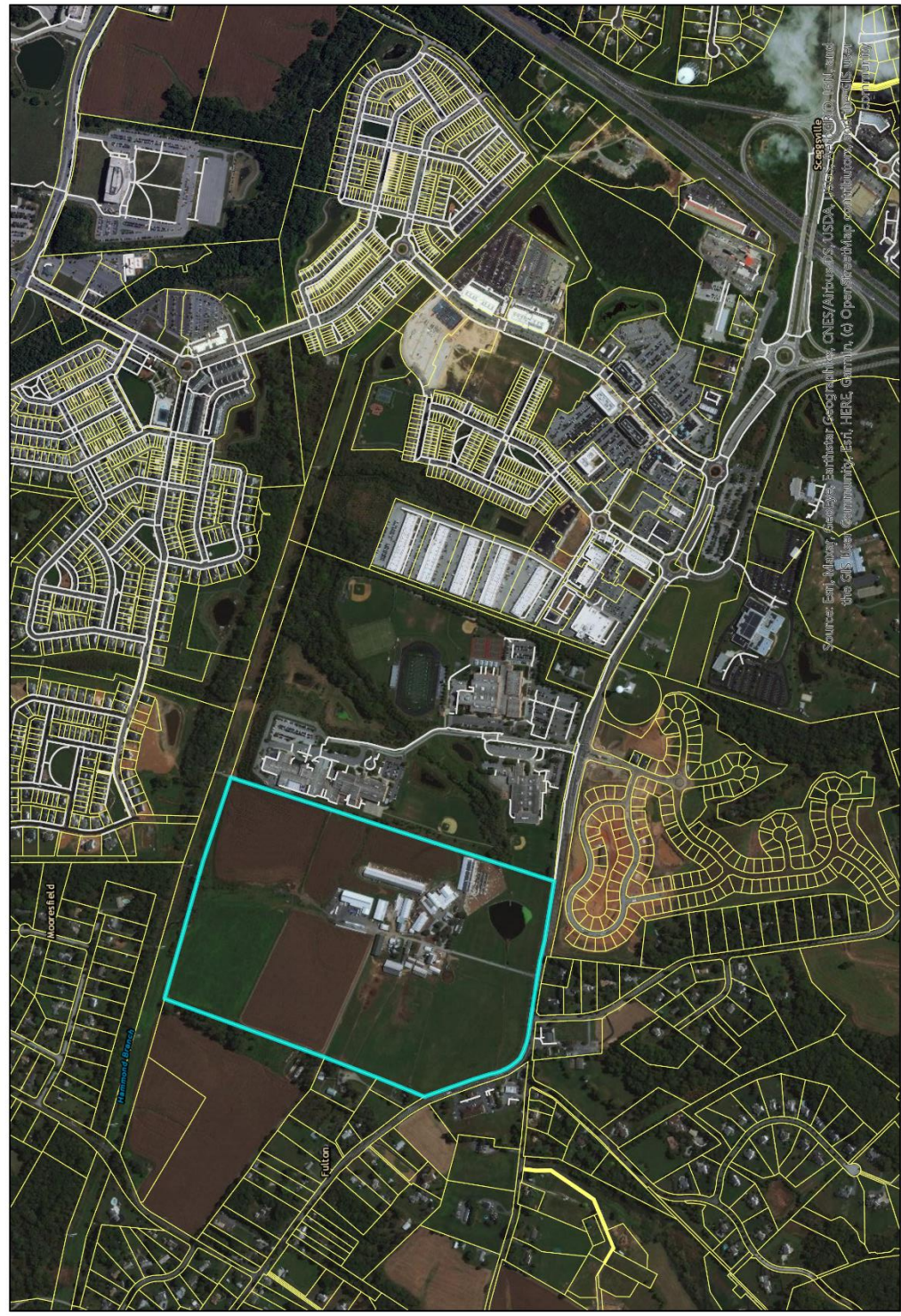
1. Upcoming development related public meetings for projects with transportation impacts.
2. A selection of plans submitted since the last MTB on 3/23/2021 to about one week before the date of the Development Project Report (04/21/2021) This selection is based on staff assessment of plans that might be of interest to the MTB based on transportation impact, size and location.
3. Updates on already previously submitted development projects.

Upcoming Public Meetings

Project	Meeting Date	Meeting Type	Notes
ZB 1126 M County Courthouse	May 6	Planning Board	Petition to rezone the county courthouse and adjacent parcels including the former detention center and an office building from Historic – Office (HO) to Historic-Commercial (HC) to create a mixed use district with new structures and reusing existing structures.
ZB 1118M - Erickson at Limestone Valley ZB 1119M - Hickory Ridge Village Center	June 9	Zoning Board	<ul style="list-style-type: none"> - To rezone 62.11 acres from B-2 & RC-DEO to CEF-M for development of a continuing care retirement community and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station (MD 108, 12170 Clarksville Pike & p/o 5450 Sheppard Lane) - The Petitioner proposes to demolish the 29,912-square foot multi-unit commercial building and drive through bank, reconfigure the pedestrian promenade into a courtyard plaza, and construct 35,216 square feet of new retail/commercial, a 230 dwelling unit apartment building, and a 3,229 square foot drive through bank. <p>Webex Link: https://howardcountymd.webex.com/howardcountymd/onstage/g.php?MTID=e137c4d9391dd8f51d1fb2c6def6e38bc Link to Zoning Board</p>

Newly Submitted Development Plans

Plan Name	Plan Number	Units	Description	OOT Comments	Bike/Ped	Transit	Next Steps
G&R Maple Lawn / Northside of Scaggsville Road near Murphy Road	ZB-1127M	505	This is a rezoning request to increase the approved number of housing units by 473 in one portion of Maple Lawn.	<p>OOT made the following comments related to this project.</p> <p>Include bike lanes on the full project frontage, including extending the bike lanes to Maple Lawn Blvd.</p> <p>The entrance road into the community does not appear to have direct driveway access and the traffic study did not reference a proposed classification, the design speed of the road should reflect the county's complete streets policy.</p> <p>The importance of the proposed connection to Federal Street is referenced several times. This connection will provide both redundancy and access; completing this connection is critical to overall operations.</p> <p>The entrance road from MD 216 into the site should include a 10 foot wide shared use pathway. The pathway element should continue along the proposed internal road network to the intersection with Federal Street.</p> <p>The proposed pathway connection to the school site does not provide a high quality connection to and through the school campus, as well as the other phases of Maple Lawn. To ensure this phase integrates with other phases of Maple Lawn, especially the commercial sections, the petitioner should develop, in coordination with the Howard County School System, a visible, lit and well-designed gateway pedestrian and cyclist connection to West Market Place.</p> <p>The petitioner references providing public transit facilities in the business and other districts. Howard County is planning to implement an extension of the Flash transit line from Montgomery County to Downtown Columbia, via Maple Lawn Boulevard and Johns Hopkins Road. This route will require several new stops, including potential stops on Maple Lawn Boulevard at MD 216 and Johns Hopkins Road. The petitioner should coordinate with OOT to locate stops, and contribute funding, to construct bus stops.</p> <p>The petitioner references a Transportation Demand Management Plan and the importance of continuing to collect funds under the plan; however, there is scant evidence the petitioner has actively used TDMP funds to program activities under the plan. On March 17, 2021 Howard County sent a letter to the petitioner requesting verification of the amount of TDMP funds collected from the commercial portion of development, an itemized list of TDMP expenditures from the commercial development fund, and the TDMP requirements that have been completed as of March 17, 2021. Howard County requested this information by May 1, 2021 and will review the information to determine if the petitioner satisfies the terms of the TDMP. However, even if the petitioner is determined to be compliant, based on historical and ongoing compliance challenges with the TDMP the release of building permits or approvals of SDP for each phase in Maple Lawn West should be directly linked to compliance with the terms of the TDMP.</p>	Yes	Yes	These were comments to DPZ on the rezoning case.



- Bus Stop
- Sidewalks
- Property Line



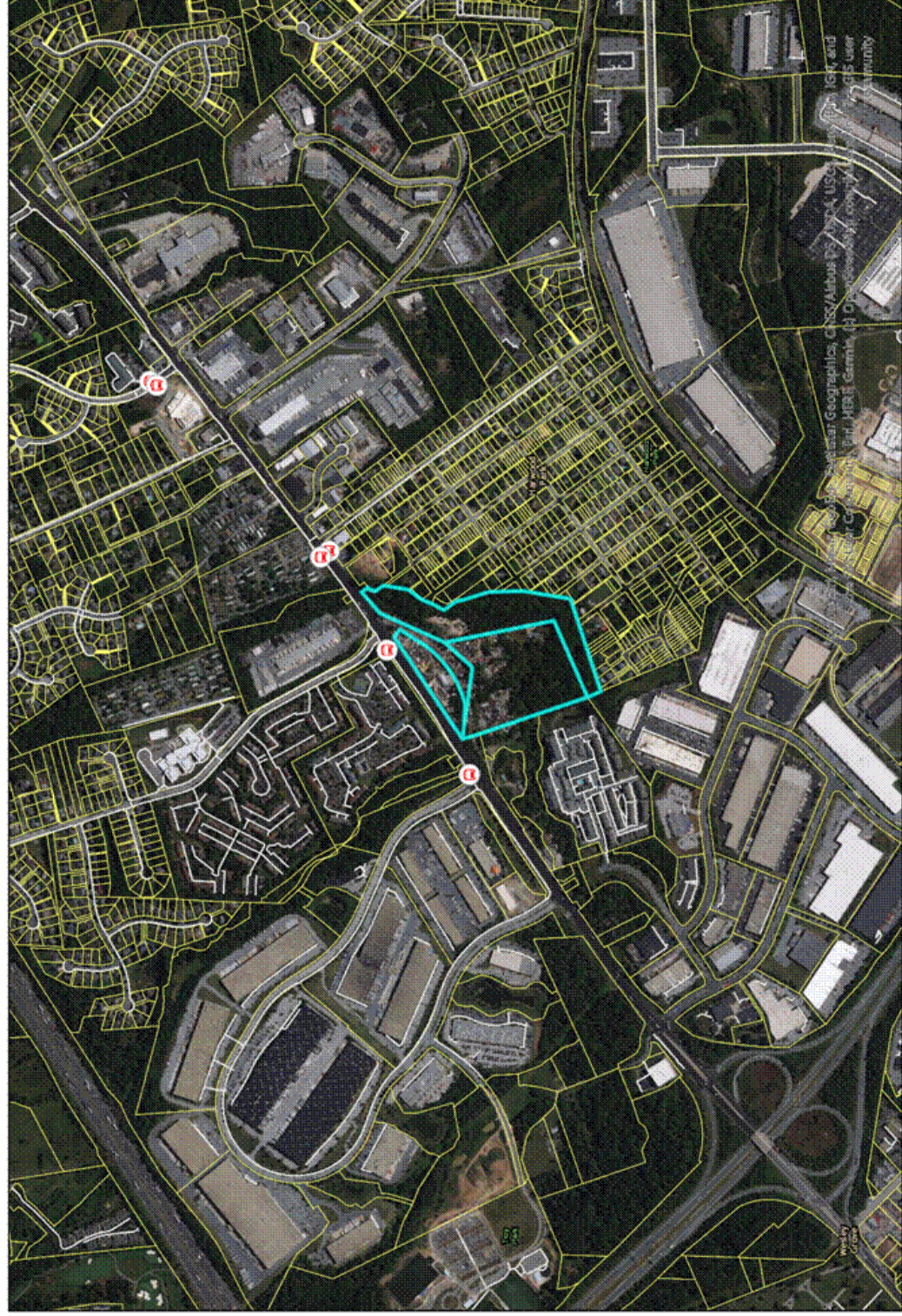
Source: Earthstar, Esri, DeLorme, GeoEye, CNES/Airbus DS, USDA, AeroGRID, IGN, the GIS User Community, Earthstar, HERE, Garmin, (c) OpenStreetMap contributors, SwatchVision, SwatchVision



SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

DATE: 10/1/2014
 SHEET NO. 1 OF 1
 PROJECT NO. 10000
 SCALE: AS SHOWN

Plan Name	Plan Number	Units	Description	OOT Comments	Bike/Ped	Transit	Next Steps
Elms at ElkrIDGE / Southside of Route 1 near Ducketts Lane	SDP-21-001	359	359 units, commercial space, open space along Route One.	Advisory comment to include bicycle parking.	Yes	Yes	Approved.



Bus Stop
 Sidewalks
 Property Line

PRELIMINARY EQUIVALENT SKETCH PLAN
ELMS AT ELKRIDGE
 PARCELS 'A', 'B', LOTS 1-89, COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
 A SUBDIVISION OF PARCELS 278, 332 & 847
 L. 1988 F. 71, L. 4123 F. 31.1 - 4004 F. 809

OVERALL PROPERTY USES

USE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
RESIDENTIAL	1,200,000	60%
COMMERCIAL	800,000	40%

GENERAL NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE DEVELOPER SHALL PROVIDE ADEQUATE PAVEMENT AND DRAINAGE FOR ALL DRIVEWAYS AND PARKING AREAS.
4. THE DEVELOPER SHALL PROVIDE ADEQUATE LIGHTING FOR ALL COMMON AREAS AND PARKING AREAS.
5. THE DEVELOPER SHALL PROVIDE ADEQUATE SECURITY MEASURES FOR ALL COMMON AREAS AND PARKING AREAS.
6. THE DEVELOPER SHALL PROVIDE ADEQUATE MAINTENANCE FOR ALL COMMON AREAS AND PARKING AREAS.
7. THE DEVELOPER SHALL PROVIDE ADEQUATE WASTE DISPOSAL AND RECYCLING FACILITIES FOR ALL COMMON AREAS AND PARKING AREAS.
8. THE DEVELOPER SHALL PROVIDE ADEQUATE WATER AND SEWER SERVICES FOR ALL COMMON AREAS AND PARKING AREAS.
9. THE DEVELOPER SHALL PROVIDE ADEQUATE GAS AND ELECTRIC SERVICES FOR ALL COMMON AREAS AND PARKING AREAS.
10. THE DEVELOPER SHALL PROVIDE ADEQUATE TELEPHONE AND CABLE SERVICES FOR ALL COMMON AREAS AND PARKING AREAS.

LEGEND:

- RESIDENTIAL
- COMMERCIAL
- COMMON OPEN SPACE
- DRIVEWAY
- PARKING
- WALKWAY
- BIKEWAY
- LANDSCAPE
- UTILITY
- WATER
- SEWER
- GAS
- ELECTRIC
- TELEPHONE
- CABLE

COVER SHEET
ELMS AT ELKRIDGE
 COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
 A SUBDIVISION OF PARCELS 278, 332 & 847
 L. 1988 F. 71, L. 4123 F. 31.1 - 4004 F. 809

PREPARED FOR: [Client Name]
DATE: [Date]
SCALE: 1" = 100'
PROJECT NO.: [Project Number]

GLW
 GEORGE L. WILSON & ASSOCIATES, INC.
 ARCHITECTS

Plan Review Updates on Previous Plans presented to the MTB
Items in red text are changes/updates since the prior report

Month entered for MTB	Plan Name	Plan Number	Roads/Streets	Number of Units/Sq. Ft.	Description	Comments	Bike/Ped	Transit	Plan Status/ Next Steps
Mar-21	RoslynRise	SDP-21-030		163	This is a plan to replace a townhome development with a 2 building, 163 unit condo development.	OOT requests bike parking in both buildings and questions the redundancy of the two sidewalks leading to Trumpeter.	Yes	Yes	No update.
Feb-21	Wellington Farms Phase 1 Section 1 Address/Link: Project 10400-10472 Graeloch Rd, Laurel, MD	F-21-025			This is the road plan for a section of phase 1 of the 395 single family attached and detached development .	Following feedback from DPW related to the capacity at the intersection of Graeloch/Aurora Way. OOT, DPW and DPZ have requested the applicant provide a ped refuge island at the intersection. At this phase of the project, a traffic signal is not warranted by the MUTICD. Additionally, the applicant will widen to the proposed pathway on Leisher to 10 feet.	Yes	No	Resubmit. No update.
February21	United Way Daycare	SDP-21-023	7125 Columbia Gateway Drive, Columbia	10,000 Sq Feet	Applicant is proposing a 10,000 square day care center	OOT, DPW, DPZ and the applicant have developed a solution for the applicant install three ADA complaint ramps, new ped crossing paint, a new bus stop pad to ensure and enhance pedestrian access to Columbia Gateway Drive. The plan will also include a note related to coordinating with the county as the Robert Fulton Pathway project advances.	Yes	Yes	Resubmit. Approved
February21	BethanyGlen ARAH	SP-21-002	9844-9898 Longview Dr Ellicott City, MD 21042	154 units of age restricted housing.	Applicant is proposing 154 units of age restricted housing in two areas, north and south of I 70.	OOT has requested the sidewalk segment extend to the firehouse to Postwick Road, sidewalk on internal roads as OOT requested the project extend a sidewalk around the cul de sac to access the future park/rec. facility and also add bike parking for the admin portion of the building. well bike lanes on MD 99.	No	Resubmit.	Applicant pushed back on the request to provide sidewalks on both sides of the road network in the development citing the zoning case material presented to the public which showed sidewalks on one side only. Approval would require a design waiver. The request for bike lanes on MD 99 could be partially fulfilled, however, since it is a state road, state policy does not support mandating a full bike lane if other improvements are not being made. No update.
Dec-20	Emerson	SDP-21-017	I95/Gorman Road/Stephan Road- Near I95	Data Center	The applicant is proposing to build a data center to serve US government operations in		Yes	No	Approved.

					the region.				
Dec-20	Dorsey Overlook	SDP-20-074	MD 108 at Columbia Road	Site plan for 82 unit apartment.		OOT commented on coordinating with DWP on signal improvements at Columbia Road/Old Annapolis Road.	Ped access from 108/Columbia road intersection	Transit on Old Annapolis Road.	Resubmit. No update.
October-20	Roberts Property (Elms at Elkridge)	SP-21-001	US 1 near Duckett's Lane	359 multifamily and attached single family houses, 7,300 sq. ft commercial.	The applicant is proposing to build a mix of townhouses and apartments on the former site of an automobile junkyard. This project was based on rezoning case no. ZB-1116M. The applicant is proposing new signals at Duckett's Lane and Troy Hill, along with a sidewalk/shared use path along US 1 to the south and north.	Provide ped connections to Belmont station, confirm viability of sidewalk/pathway connection to the north and south, bus stop pad.	Yes	Yes	Resubmit, OOT is working with applicant to extend extending the shared use path to Loudon Ave. No update.
October-20	Chapelgate Woods	F-21-011	Marriottsville Road, Resort Road	134 attached units	This is the road plan for a 134 unit subdivision. The project will be aligning Albeth Road, providing crosswalks at Marriottsville Road to connect to Resort Road, and an internal loop trail. Coordinated with Marriottsville Road county capital project	OOT has commented on the width of the loop pathway and bike parking.	Internal trail system, ped access across Marriottsville Road.	No	Resubmit. No update
October-20	Oakland Ridge Industrial Park	SDP-21-003		Commercial Building	The applicant is proposing to demolish an existing commercial building and replace	The applicant has been asked to provide ADA access from the sidewalk to the building.	Yes	Close to existing transit stop	Resubmit. No update.
August-20	Columbia EZ Storage	SDP-20-077	Berger Road/Snowden River Parkway	Storage complex	This project will tear down an existing one story building and replace with a 4 story self-storage unit.	Frontage improvements on Berger, connection to Snowden River Pk/Intersection.	Yes	Yes	OOT has requested frontage improvements on Berger Road since the project scope includes all five parcels. No update Applicant has submitted update to plan with sidewalks on frontage on Berger Road. Approved
Jul-20	Keim Property	SDP-20-048	MD 99 at Toby Lane	4 units	This is the site plan for 4 single family houses.	The applicant will be providing a fee in lieu to the sidewalk project on MD99 at Raleigh Tavern.	Yes	No existing transit	Holding until waiver. DPW denying waiver, will provide frontage. No update
Jun-20	Bethany Glen	BA-17-018C	MD 99, Bethany Lane, & Longview Dr.	154 SFA and SFD units	This is a conditional use zoning request, OOT is coordinating comments with DRP.	Will be asking for full frontage improvements along MD 99, as well as addressing potential pedestrian and potential speeding on one road.	Yes	No existing transit	Zoning Case. No update.
Jun-20	Talbott Springs ES	SDP-20-051	Whitacre Road	School	This site plan is for the new Talbott Springs Elementary School. The project is not proposing any changes to access points or frontage improvements.	OTT has requested bike parking and has provided guidance to the applicant on the type.	Yes	Yes, bus stop have been improved under the Whiteacre	Resubmit. Waiting for resubmission. No update

								Road capital project.	
Apr-20	Lakeview Retail	SDP-20-042	Broken Land Parkway near Cradle Rock Drive	~8500 sq. ft	This project is for a 8500 sq. ft one story two bay commercial building with a fast turn over restaurant and coffee shop. The project will have a drive through.	OOT is requesting the applicant provide sidewalk/pathway along the frontage to Cradle Rock Drive and connect to an existing bus stop.	Yes	Yes	OOT will be requesting resubmission. Met with applicant, tentative solution is to provide side path, sidewalk on adjacent property to Cradle Rock. Project went to HC planning board, denied. Applicant is considering appeal of the ruling. No update
Jun-19	Bethany Glen	SP-19-005	MD 99, Bethany Lane, & Longview Dr.	112 SFA and SFD units	This development is for 112 units with frontages on MD 99, Bethany Lane, and Longview Drive. The developer is providing some road improvements along the existing public road and the roads internal to the subdivision.	OOT instructed the developer to provide bike improvements, sidewalk extensions and to extend a proposed road to eliminate a Use in Common Driveway.	Yes	No existing transit.	Plan was submitted, applicant contesting frontage on MD 99. Update. OOT closed with agreement that applicant would provide sidewalk on MD 99