

# **Development Project Report for the Howard County Multimodal Transportation Board March 22, 2022**

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

The report is composed of:

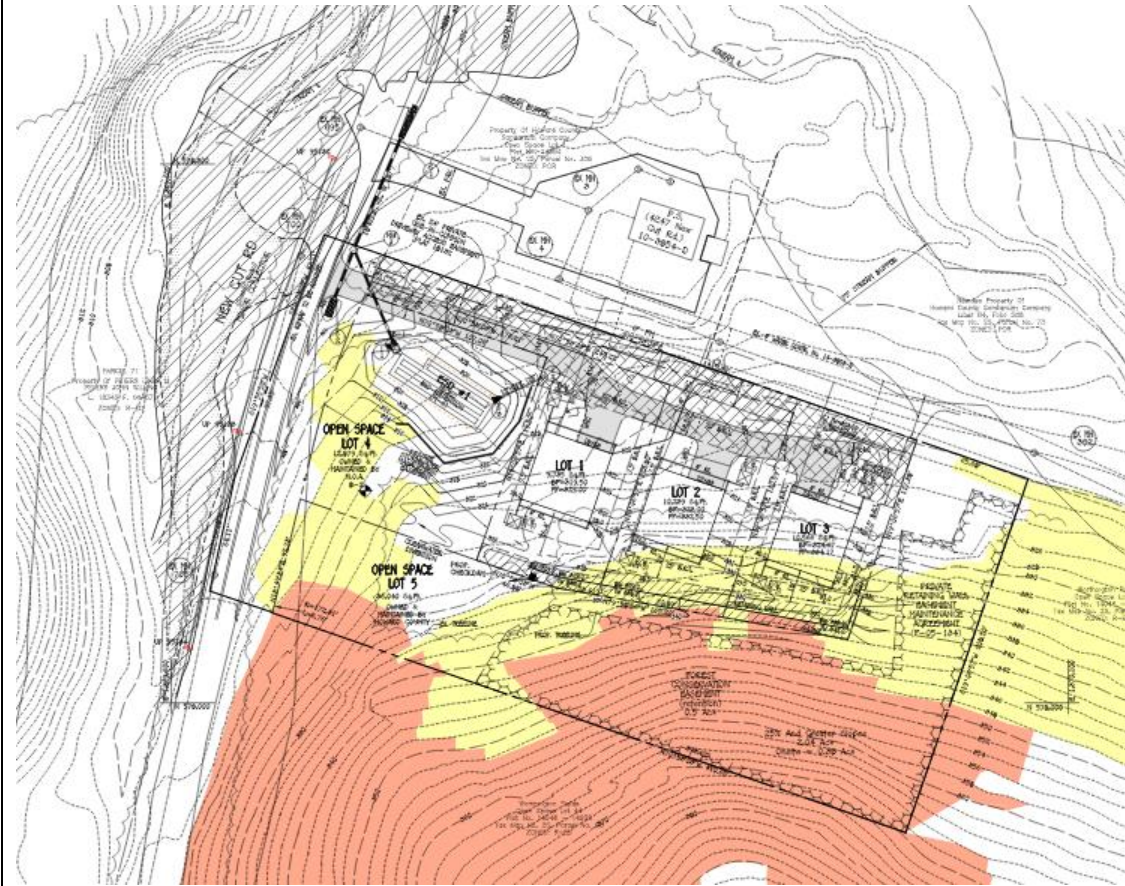
1. Upcoming development related public meetings for projects with transportation impacts.
2. A selection of plans submitted since the last MTB on 2/22/2021 to about one week before the regularly planned MTB meeting on 3/22/2022. This selection is based on staff assessment of plans that might be of interest to the MTB based on transportation impact, size and location.
3. Updates on already previously submitted development projects.

## Upcoming Public Meetings

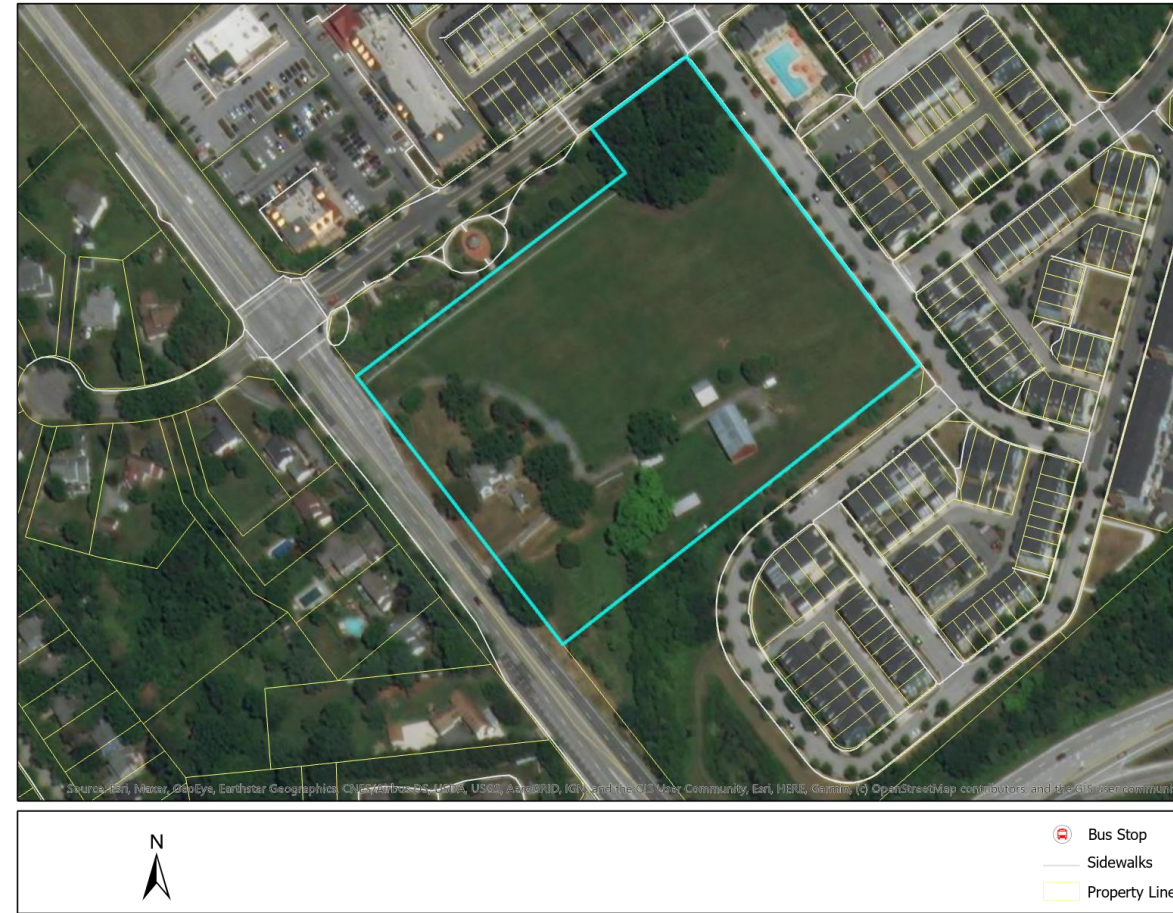
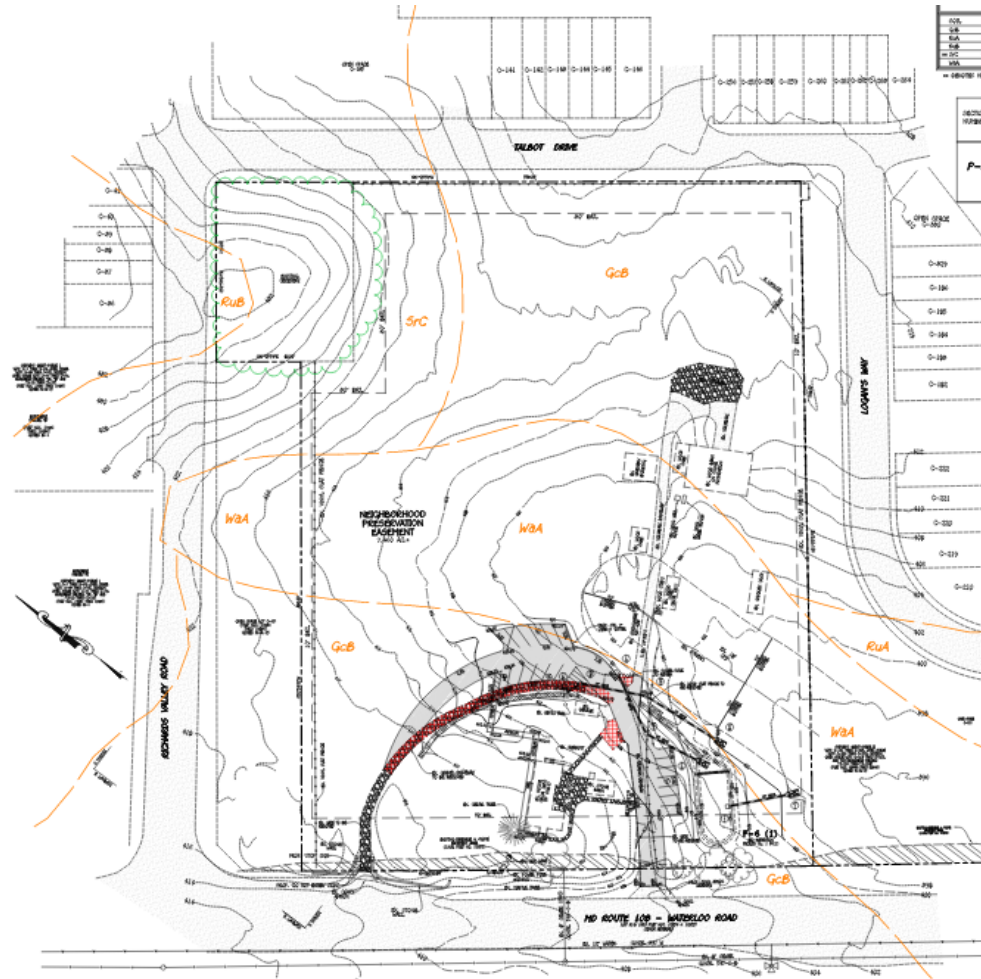
Project	Meeting Date	Meeting Type	Notes
Plan No. 22-08 Auto Spa Express, 8528 Baltimore National Pike	March 23	Design Advisory Panel	Public Attendee Registration link: <a href="http://www.howardcountymd.gov/DAP">www.howardcountymd.gov/DAP</a> Public Call-in toll number: 1-650-479-3207 / Access code: 2318 578 6047
Planning Board Meeting	April 7	Planning Board	Agenda Announced on March 24th
BA 19-042C - Sean Witt Update – Postponed, New Date TBA	Postponed	Board of Appeals	Appeal the Hearing Examiner Decision and Order Dated July 28,2021 regarding the conditional Use for a pet grooming and day care facility (11762 Carroll Mill Road, Ellicott City)
ZB 1126M Howard County Dept. of Public Works (Courthouse)	To be scheduled	Zoning Board	To change the zoning of the former Howard County Courthouse properties totaling approx. 6.19 acres from HO (Historic Office) to HC (Historic Commercial) (8360 Court Avenue, 1 Park Ave. & 3716 Court Place)

# Newly Submitted Development Plans

Plan Name	Plan Number	Units	Description	OOT Comments	Bike/Ped	Transit	Next Steps
Journey's End	SDP-22-036	3	3 homes at 4249-4253 New Cut Road near Ellicott City	OOT is asking for a road widening to adhere to BikeHoward and "country road" standard in new design manual. OOT is also looking at potential connection between site and larger Taylor Village development.	Yes	No	Resubmit



Plan Name	Plan Number	Units	Description	OOT Comments	Bike/Ped	Transit	Next Steps
Curtis Property, Parcel 1	SDP-22-030	N/A	Conversion of historic property on MD108/ Waterloo Road at Richards Valley Rd to office space with expanded parking.	We are requesting sidewalk frontage and a bike lane widening.	Yes	No	Resubmit



**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
Feb-22	The Towns At Court Hill	P-22-002	Court House Drive	8 SFA	8 townhomes on Court Hill Apartments lot	OOT asked for additional sidewalk frontages along Court House Drive	Yes	No	No update.
Feb-22	TPE H093 LLC	SDP-22-022	Hall Shop Road at Guilford Road	N/A	Solar farm on Hall Shop Road near Guilford Road in proximity to existing subdivisions and a school.	OOT is asking for full sidewalk frontage and requesting the developer to work with us on a road shoulder widening.	Yes	No	OOT meeting with developer to discuss design manual requirements.
Jan-22	Beechwood Manor	P-22-001	9100 Block River Hill Road	31 units	SFD and SFA homes on infill lot	OOT asked for crossing and ramp to be improved and clarification for how it interacts with adjacent driveway, as well as potential park access to the south.	Yes	No	Developer resubmitted without necessary changes, requesting second resubmit.
Nov-21	The Mall In Columbia Redline Revision	SDP-97-158	Downtown Columbia	N/A	Proposed ADA Sidewalk, crosswalk and ramp for Little Patuxent Parkway Crossing to replace bridge from Rouse building site.	OOT commented that the LPP crossing should have a lead pedestrian interval of 7 seconds and the pedestrian crossing of the Whole Foods entrance should be on recall.	Yes	Yes	OOT submitted comments. No update.
Aug-21	Corridor Square Parcel B	SDP-21-051	MD 103 /Meadowridge	20 units	Residential and commercial.	Please provide accessible ped signal improvements to/from the US 1 NB stop including curb ramps and crossing ped improvements.	Yes	No	Resubmit. OOT is continuing to discuss signal improvements near the site. No update.
June-21	Paddock Pointe – Phase 4	SDP-21-037	12201 Laurel Park Blvd, Laurel 20723	368 apartments		OOT would like to see the addition of bicycle parking and pedestrian design improvements.	Yes	No	Resubmit. No update.
May-21	Enclave at Hines Farm	SDP-21-038	Approximate Address: 10752 Scaggsville Rd, Laurel, MD 20723	63 age restricted, 34 SFD/29 townhomes		Connect the new street to Tipton Drive and Jandy Avenue to create a new through street. Extend sidewalk frontage along entirety of project on Scaggsville Road until the intersection at Jandy Avenue. Bike plan calls for the addition of sharrows.	Yes	No	Resubmit. No update.
Apr-21	G&R Maple Lawn	ZB-1127M	Northside of Scaggsville Road near Murphy Road	505	This is a rezoning request to increase the approved number of housing units by 473 in one portion of Maple Lawn.	<p>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</p>	Yes	Yes	DPZ staff report completed. No update.

						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.  The petitioner references a Transportation Demand Management Plan. Reviewed by zoning board.			
Feb-21	Wellington Farms Phase 1 Section 1 Address/Link: Project 10400-10472 Graeoch 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 Graeoch/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	No update.
February 21	Bethany Glen 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.	Yes	No	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. Developer resubmitted, OOT is requesting additional sidewalk along the frontage and 6' bike lane striping. 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 the shared use path to Loudon Ave. 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.
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.
Apr-20	Lakeview Retail	SDP-20-042	Broken Land Parkway near Cradle Rock Drive	~8500 sq. ft	This project is a 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 Cradlerock 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. Currently awaiting Board of Appeals. <b>No update.</b>


<b>Plans removed from table</b>									
Emerson	SDP-21-017								
Columbia EZ Storage	SDP-20-077								
United Way Daycare	SDP-21-023								
Elms at Elkridge	SDP-21-001								
Chapelgate Woods	F-21-011								
Talbott Springs ES	SDP-20-051								
Bethany Glen	SDP-19-005								
Westmount Phase IV	F-21-032								
Roslyn Rise	SDP-21-030								
Dorsey Overlook	SDP-20-074								
Woodmere Retail	SDP-21-045								
Maple Lawn School	SDP-21-050								

## Howard County Active Transportation Open House 2022

February 25, 2022 - Howard County Office of Transportation

The second virtual Howard County Active Transportation Open House was successfully held in February 2022 and visited by over 250 people. It was hosted by the Office of Transportation (OoT) superseding the *BikeHoward* Open House held annually from 2017 to 2020. The annual *BikeHoward* open house required by the bicycle master plan legislation, [CR35-2016](#), addresses *BikeHoward* recommendations and projects, as well as issues related to biking in the County. In 2020, the Open House was expanded to include the County's Complete Streets implementation; in 2021 it was expanded further to include *WalkHoward* and shared micromobility and was held virtually due to the constraints of the pandemic. This year the Open House was again held virtually due to the pandemic and included many aspects of Howard County's active transportation plans, programs, and infrastructure.

The Open House was held for a one-week period from February 12 to February 18 at the website, [www.howardcountymd.gov/ATO2022](http://www.howardcountymd.gov/ATO2022).<sup>1</sup> The Open House included a welcome video from County Executive Calvin Ball and three sections:

- Discussions,
- Self-guided tour, and
- Online surveys.

The three sections are described in greater detail below. The content from the Open House is still available at the same website for the public to access during the year - with the exception of the live surveys. An image of how the site appeared during the week of the Open House is included in Appendix A. The survey questions and a summary of responses are included in Appendix B.

This year's attendance was notably lower than last year's attendance of over 700, but still two and times times what it had been at the last in-person *BikeHoward* open house. This may be due to a number of factors, such as the newness of the virtual open house format last year when people were still unvaccinated and less likely to attend in-person events, as well as greater promotion of the Open House by requested community organizations at a time when they had fewer events themselves to promote.

**Discussions.** Three live sessions were included this year to provide additional information to the public about specific areas of interest and to give the public the opportunity to ask questions and provide feedback on any topic related to active transportation. The sessions were each an hour long, staffed by two members of OoT plus guest speakers, included visuals, were interactive, and responsive to questions from the public. They were held on three different days of the week and at two different times of day (evening and mid-afternoon) to accommodate different schedules. A total of 21 members of the public attended. The sessions were recorded and posted to the Open House website the following day for others to watch. The Tuesday meeting had the greatest number of attendees with 18. This may have been because the session also served as a project public meeting, whereas the other two were purely

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<sup>1</sup> The Open House opened early – starting at approximately 4:30pm on February 11.



informational. The topics and speakers included:

- *County Capital Projects to improve biking and walking, including the Patapsco Branch Trail Surface Upgrade project* - with Kris Singleton from the Department of Public Works, Jason Thompson from the Department of Recreation and Parks, and two representatives from RK&K, the consultants engaged on the project. This session was held February 15, Tuesday at 7:00 pm.
- *Enforcement, Education, and Safety* - with Cpl. Pete Monti from the Pathway Patrol Unit of the County Police Department. This session was held February 16, Wednesday at 7:00 pm.
- *Walking and Biking to School* - with Doug Kampe from Howard County Public School System Student Transportation Office. This session was held February 17, Thursday at 3:00 pm.

Additional information on the discussions is available in Appendix D.

**Self-Guided Tour.** The materials were organized by topic area and were easy to access, navigate, and follow. There were a total of 25 boards plus supplementary materials. The topics and sub-topics covered included:

1. **Welcome**
2. **WalkHoward** - Master Plan, Implementation, Projects, Resources
3. **BikeHoward** - Master Plan, Projects, Master Plan Update, Resources
4. **Complete Streets** - Policy & Vision, Implementation, Projects, Related Projects, Resources
5. **Shared Micromobility** - Bikeshare and Shared E-scooters
6. **Public Engagement** - How to Reach the County, Websites, etc.
7. **Partners in Active Transportation** - In the County, In the Region, Non-profits and advocacy
8. **Safety** - Plans and analysis, Educational resources
9. **Upcoming Events**

The images and supplementary materials included pictures, videos, charts, spreadsheets, maps, graphics, and logos. The pictures represented County users of different backgrounds, ages, genders, and ableness engaged in biking, walking, and shared micromobility use. Technical assistance for the Open House platform and conference call support was provided by the Department of Technology and Communication Services (DTCS).

**Surveys.** Eight online surveys created in Survey Monkey were available to facilitate public feedback. A total of 61 surveys were completed. The Biking and *BikeHoward* survey received the most responses with 15, and the evaluation survey received the least with 3.

The surveys included:

1. Welcome – 6 questions collecting contact information, preference for receiving emails from OoT, and general feedback
2. Walking and *WalkHoward* – 4 questions on challenges to walking in Howard County, preferred routes, and feedback on pedestrian facilities

3. Biking and *BikeHoward* – 5 questions on challenges to biking in Howard County, level of bicyclist, preferred routes, and feedback on bicycle facilities
4. *BikeHoward 2022* – 5 questions collecting contact information and preferences concerning prioritizes for the bicycle master plan update
5. Patuxent Branch Trail Surface Upgrade – 5 questions collecting contact information and input on what the public liked and what could be improved on the *BikeHoward* trail project. This survey was included at the request of Department of Public Works (DPW).
6. Complete Streets – 4 questions soliciting feedback on awareness of the County’s Complete Streets policy, street design, and feedback on current projects
7. Shared Micromobility – 4 questions on Bikeshare and shared electric scooter locations and operations
8. Open House Evaluation – 9 questions on their evaluation of the Open House (e.g., format, content)and if they wish to be included on periodic emails from OoT.

The results of the surveys are included in Appendix B.

**Attendance.** According to information provided by DTCS, the Open House website was visited by 253 people, accessing the site a total of 391 times. The most popular day to visit was Friday. The three locations within Howard County with the greatest number of visitors were Columbia (81 visitors), Ellicott City (38 visitors), and Elkridge (14 visitors). Details provided by DTCS can be found in Appendix C.

Twenty-one members of the public attended the discussions. Details are available in Appendix D.

**Outreach.** OoT made a considerable effort to inform the public about the Open House and was greatly assisted by other departments and community organizations who promoted the Open House on OoT’s behalf, including the Horizon Foundation, Bicycling Advocates of Howard County (Bike HoCo), Downtown Columbia Partnership, the Local Health Improvement Coalition (LHIC), and at least one County Council member. Outreach, following the requirements of the Complete Streets Community Engagement Plan, included the following:

- **Listserv.** Sent Open House flyer via OoT Constant Contact to over 1,080 people.
- **Social Media.** Posted four times on OoT Facebook and on Twitter with 571 followers and 455 followers respectively, plus one target boosting. Howard County Government also promoted the event on their social media.
- **The Ball Bulletin.** Included in the Office of Transportation section of the Ball Bulletin for 3 weeks.
- **Website calendars.** Posted on the website calendars of Howard County Government and OoT, and the following County websites, *BikeHoward*, *WalkHoward*, Complete Streets, and Go Howard.
- **Community organizations.** Sent to over 130 community organizations, boards, departments, and County Council members, asking them to distribute the information to their members, contacts, and constituents via social media, email, etc.
- **Media.** Posted to the online community calendars of *Baltimore Sun* and Patch.com and the

printed version of *Howard County Times*.



The graphic features the Howard County Office of Transportation logo on the left, which includes a stylized green leaf icon. To the right of the logo, the text reads "ACTIVE TRANSPORTATION OPEN HOUSE 2022". Below this, three circular images illustrate active transportation: a person on a bicycle, a group of people walking, and a person on a scooter. The background is a light yellow color.

**Howard County** Office of Transportation **ACTIVE TRANSPORTATION  
OPEN HOUSE 2022**

**Saturday, February 12 to Friday, February 18 at 4pm**  
**Topics include: Biking, Walking, Complete Streets and Shared Micromobility**  
Held online with opportunities for live discussions with staff  
[howardcountymd.gov/ATOH2022](https://howardcountymd.gov/ATOH2022)  
Questions? [Transportation@howardcountymd.gov](mailto:Transportation@howardcountymd.gov)

**Follow up.** This report will be posted online at the Open House website. Organizations and individuals who were informed prior to the event, will also be notified that the survey results, recordings from the discussion sessions, attendance statistics, and the Open House materials (minus the live surveys) are available at the same website.

**Next year.** OoT is committed to expand the learnings and continues to increase outreach and engagement with the community. OoT is open to ideas and feedback for future open houses and seeks to make the Open House accessible and available to all members of the community. It seems likely the constraints surrounding the COVID crisis will have abated by next year and that both virtual and in-person open house options will be possible.

OoT will continue to strengthen relationships with community organizations so as to better inform the community about the Open House in the coming years.

## **Complete Streets Design Manual Training, 2022**

Training for the Complete Street Design Manual updates is supported by consulting firm, WRA.

Sessions will be tailored to the target audience, organized by the categories of capital projects and developer projects and will include:

1. Two 2-hour capital project training sessions for internal staff from DPW and OOT.
2. One 2-hour capital project training session for external stakeholders, such as DPW and OOT consultants and interested design firms, including time for questions and answers.
3. Two 2-hour development review sessions for internal staff involved in development review from DPZ, DPW, and OOT.
4. One 2-hour training session for external stakeholders such as developers, developers' engineers, and interested design firms.

Materials from all sessions will be posted for ongoing training after the sessions.

Sessions will begin in early April and continue into May.

## Howard County Capital Improvement Program (CIP) Summary

### Active Transportation - FY 2023 Planning Board Version

PROJECT NUMBER AND TITLE	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	7 Year Total	7 Year Avg
J4170-FY2004 ROGER'S AVENUE IMPROVEMENTS (A)	0	0	0	0	0	0	0	0	0
J4207-FY2009 OAKLAND MILLS ROAD IMPROVEMENTS (B)	0	0	0	0	0	0	0	0	-
J4230-FY2017 SANNER ROAD IMPROVEMENTS	0	0	0	0	0	0	0	0	-
J4231 - FY 2013 ELKRIDGE MAIN STREET IMPROVEMENTS	50	0	420	0	0	0	0	470	67
J4237 -FY 2010 OAKLAND MILLS ROAD INTERCHANGE	0	0	0	0	0	0	0	0	-
J4248-FY2017 SAVAGE AREA COMPLETE STREETS	775	0	0	0	0	0	0	775	111
K5035-FY1998 SCHOOL ROUTE PATHWAYS or SIDEWALKS	400	500	175	175	300		400	1,950	279
K5036-FY1998 ROUTINE SIDEWALK WALKWAY EXTENSIONS	0	150	100	100	100	100	150	700	100
K5040-FY2005 GUILFORD RD PEDESTRIAN BIKE IMPROVE	0	0	600	0	0	0	0	600	86
K5043-SIDEWALK REPAIR PROGRAM	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,000	1,000
K5054-FY2003 ROADSIDE IMPROVEMENT PROGRAM	0	500	500	500	500	500	500	3,000	429
K5061-FY2007 PEDESTRIAN PLAN PROJECTS (C)	650	500	400	400	400			2,350	336
K5062-FY2009 STATE ROADS SIDEWALK RETROFIT PROGRAM	0	250	75	75	75	75	75	625	89
K5063-FY2017 NORTH LAUREL ROAD SIDEWALK	25	145	0	0	0	0	0	170	24
K5066-FY2014 BICYCLE PLAN PROJECTS (D)	825	800	1,000	1,000	1,000	1,000		5,625	804
K5068 - ADA RAMPS UPGRADE PROGRAM.	1,200	1,000	1,000	1,000	1,000	1,500	2,000	8,700	1,243
K5069-BITUMINOUS CURB and GUTTER REPLACEMENT PROG	400	400	600	600	600	900	1,000	4,500	643
T7107-FY2014 DOWNTOWN COLUMBIA PTX BR TRAIL EXT	0		1,000	0	0	0	0	1,000	143
T7108-FY2016 CLARKSVILLE-RIVER HILL STREETScape IMPR (E)	0	100	2,070	1,870	935	0	0	4,975	711
T7088-FY2001 SCHOOL CROSSWALK IMPROVEMENTS	0	50	50	50	50	50	0	250	36
N3963-FY2009 PATHWAY and TRAIL REHAB and EXPANSION	1,075	300	400	250	250	250	250	2,775	396
<b>Total</b>	<b>6,400</b>	<b>5,695</b>	<b>9,390</b>	<b>7,020</b>	<b>6,210</b>	<b>5,375</b>	<b>5,375</b>	<b>45,465</b>	<b>6,495</b>

**NOTES:** Projects in Blue are Programs including many smaller projects typically detailed in CIP

(A) Project will be ready for construction start later this year. Funds already appropriated

(B) Project is under construction for intersection improvements

(C) Outyear funded was reduced last year in favor of larger program in short term.

(D) Includes Cedar Lane and Oakland Mills Road among other projects. Out year funding primarily used to leverage State Grants

(E) project received grant infusion through bikeways program to help with design and construction

## Summary of Changes to Howard County's 2022 State Transportation Priority Letter

- **On page 3** - Moved the I-70 set of projects to the regional corridors section.
  - It is shown as Item No. 3.
- **On page 4** - In the Design and Engineering Projects section, reinserted the “MD 175: US 1 to Dorsey Run Road; widening and reconstruction including final design and construction of the US 1/MD 175 interchange” project back into the letter.
  - It is shown as Item No. 5.
  - This was in last years letter and was left out inadvertently.
- **On page 4** - For Item No. 6 in the Design and Engineering Projects section.
  - Revised the extent of the noise wall request to extend it I-95.