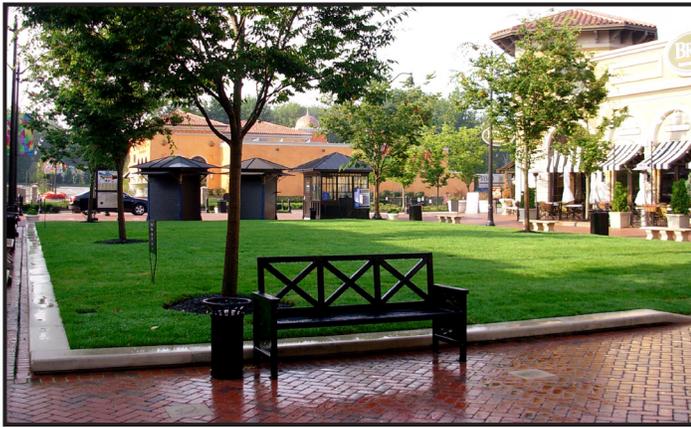


APPENDIX

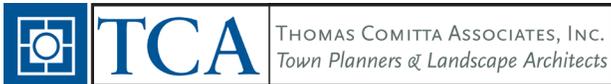
- A. Design Guidelines
 - B. Cost Estimates
 - C. Existing Conditions Maps
 - a. Existing Land Use Map
 - b. Zoning Map
 - c. Sewer Service Area Map
 - d. Natural Resources
 - D. Summary of Public Input
 - E. Zoning Code Evaluation and Recommendations
 - F. Economic Analysis, dated September 26, 201
-

Edgewood Small Area Study
Edgewood - Harford County, MD

Design Guidelines for the Edgewood Small Area Study



Prepared by:



First Draft: October 1, 2017

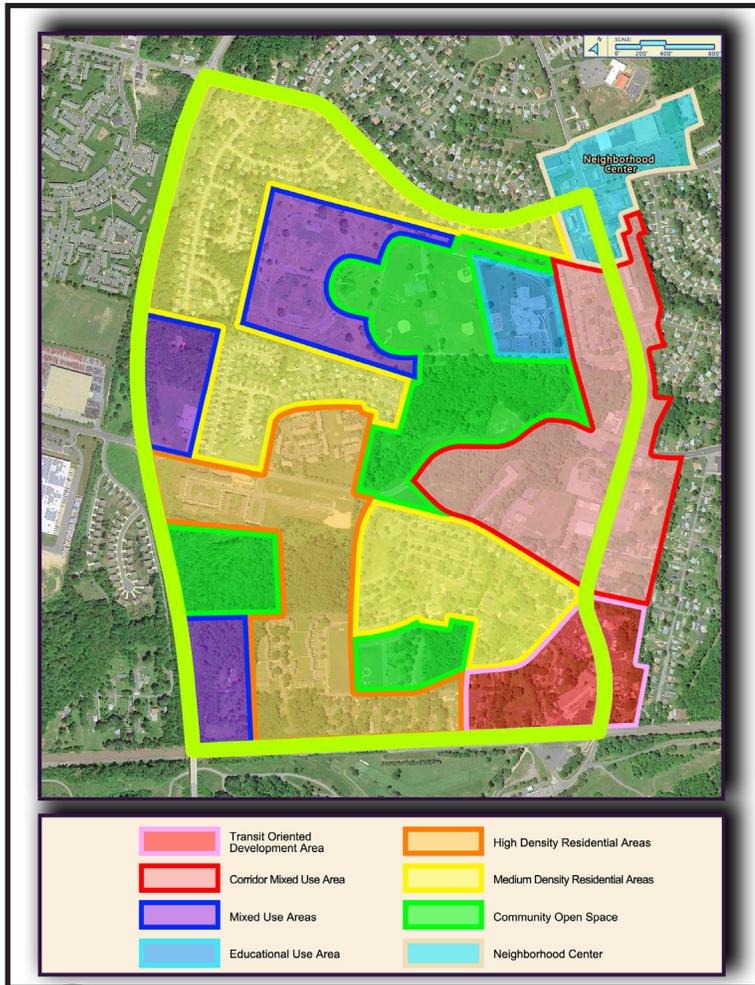
Design Guidelines for the Edgewood Small Area Plan

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2. Mixed Use Areas: Traditional Neighborhood Development	2.1.
3. Building Location	3.1.
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5. Central Green	5.1
6. Pedestrian Gathering Areas	6.1.
7. Streetscape	7.1
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Intent of the Design Guidelines

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Design Intent

1.1. These Design Guidelines are intended to compliment the Edgewood Small Area Plan and provide greater guidance on the Design and Character of new development in three specific areas: the Transit Oriented Development (TOD) district; the Traditional Neighborhood Development at Washington Court; and the Rt 755 Corridor.

1.2. Placemaking, as described and shown herein, is intended to create a more functional and attractive outcome for the quality of life in the Edgewood areas.

1.3. These Design Guidelines can be utilized to inspire future development, including buildings, structures, streetscapes, landscapes, and hardscapes.



Streetscape Precedent



Green Space Precedent

Interconnected Street Network

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Street network, Prospect New Town, CO



Darley Green TND, Claymont, DE

Design Intent:

2.1. The Mixed-use areas and Transit Oriented Development areas are intended to reflect elements of traditional neighborhood development with an interconnected network of streets, mix of housing types, on-street parking, a variety of open spaces and a consistent streetscape.

2.2 An interconnected street network connects in at least two places to the existing street network, has short blocks, and avoids dead end streets and cul-de-sacs.



Site layout, Kentlands, MD



Pickering Crossing, Charlestown, PA

Building Location

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



TOD Precedent for Buildings in Alignment



Building Adjoining Sidewalk

Design Intent:

3.1. Buildings are intended to be located in general alignment with other buildings on a block.

3.2 Residential buildings in the Mixed Use Areas are intended to be setback a maximum of 12 feet from the sidewalk.

3.3 Buildings in the TOD area are intended to be setback a maximum of 10 feet, except where a green or plaza is located along the setback line.

Design Guidelines:

3.4. At least 60% of the building facade should be along the Build-To Line, while up to 40% of the building facade may have a recess or projection to add variety and diversity to the building.

3.5. New Buildings should adjoin sidewalks at street corners unless a Green or Plaza is provided at street corners.



Residential Buildings in Alignment along a Green



Residential Buildings in Alignment

Parking Location

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



On-Street Parking in Transit Oriented Development



Off-Street Parking along a Commercial Corridor

Legislative Intent:

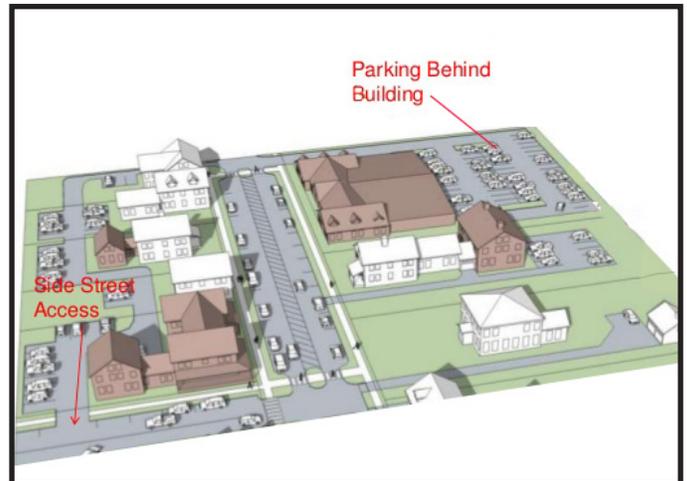
- 4.1. On-Street Parking is intended to provide vital guest and patron parking.
- 4.2. On-Street Parking is intended to provide a useful form of traffic calming.
- 4.3. Off-Street Parking lots are intended to be located to the rear of buildings.

Design Guidelines:

- 4.4. On-Street Parking bays should be 7 feet wide by 22 feet long when curbside parallel parking is provided.
- 4.5. Off-Street Parking lots should be located to the rear of buildings or in parking courts.
- 4.6. Off-Street parking visible from a street should be screened with piers, fences, and hedges.



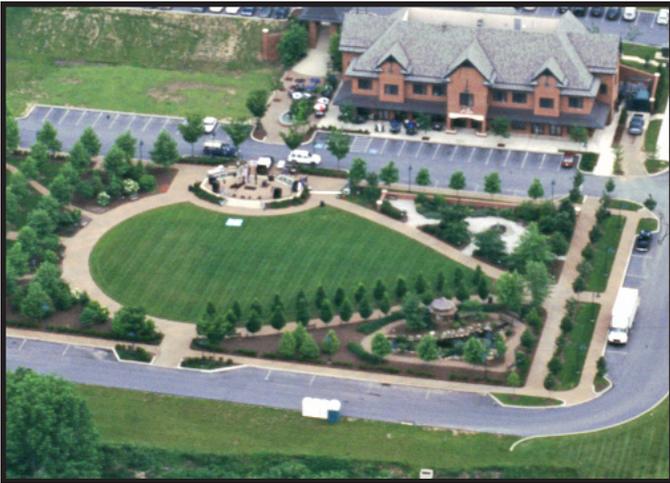
Off-Street Parking in Residential Neighborhood



Off-Street Parking behind buildings

Central Green

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Center Green in Neighborhood



Central Green lined by buildings on two sides

Legislative Intent:

5.1. Greens are intended to provide a vital Public Space for neighborhood events and gathering.

5.2. A variety of Greens should be provided as part of the mixed use development at Washington Court.

Design Guidelines:

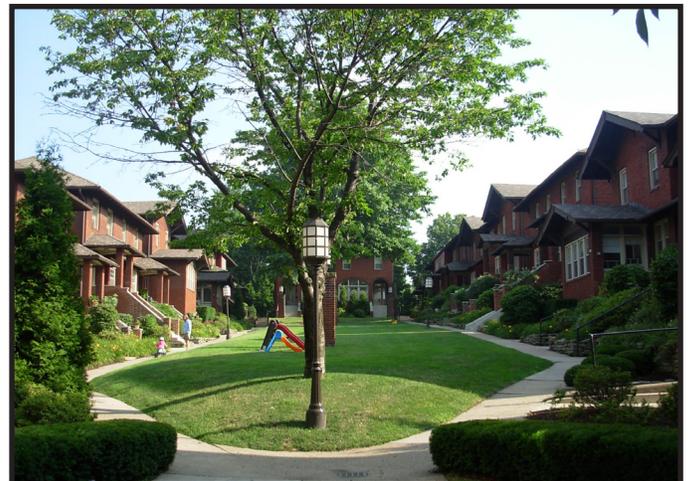
5.3. One (1) Central Green, at least one-half (1/2) acre in size should be located within the Washington Court development, and should be fronted by buildings, whether directly or across a street, on at least two (2) sides of the Green.

5.4. Other Greens that should be considered include Pocket Parks, Courtyards, and Dog Parks.

5.5. Greens should be dispersed throughout the Washington Court and connected by pedestrian walkways or sidewalks.



Green in Residential Neighborhood



Green Court

Pedestrian Gathering Areas

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Small Pedestrian Gathering Area



Plaza as Pedestrian Gathering Area

Legislative Intent:

6.1. Pedestrian Gathering Areas are intended to promote a pedestrian-friendly environment in small spaces along the 755 corridor and TOD area.

6.2. Pedestrian Gathering Areas are intended to provide viable opportunities to celebrate the public realm, and to provide pedestrian orientation and amenity.

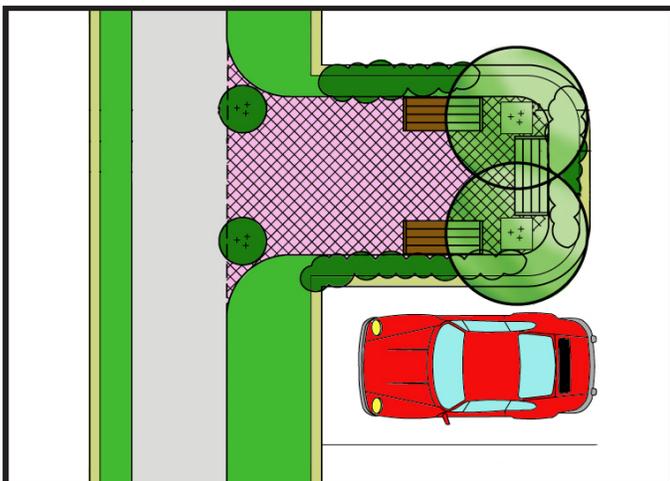
Design Guidelines:

6.3. Benches, shade trees, plantings, and lighting should be installed and maintained in Pedestrian Gathering Areas to enhance attractiveness and safety.

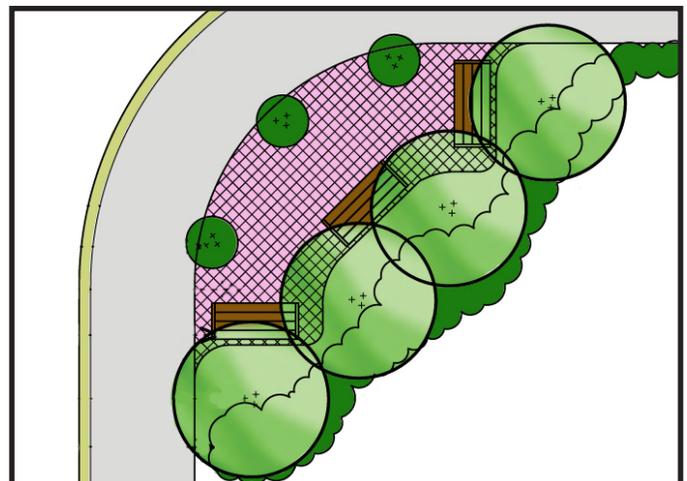
6.4. Pocket Parks as Pedestrian Gathering Areas should be in the range of 50 to 500 square feet in area.

6.5. Courtyards as Pedestrian Gathering Areas should be at least 30,000 square feet in area.

6.6. Dog Parks should be at least 10,000 square feet in area.



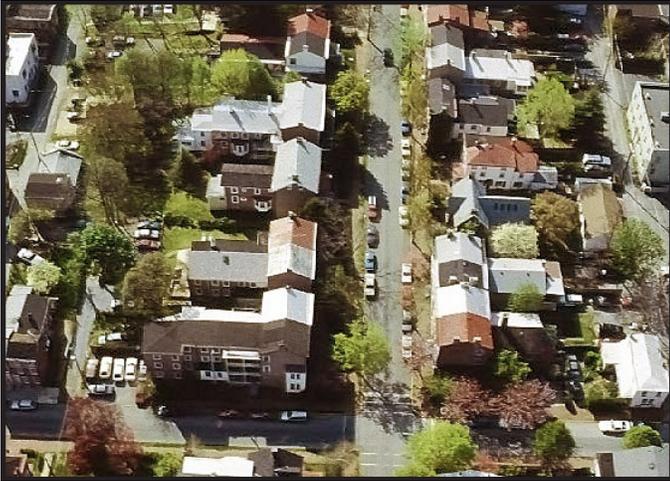
Pedestrian Gathering Area as an extension of the sidewalk



Pedestrian Gathering Area at a street corner

Streetscape

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Streetscape Formed by Buildings in Alignment



Streetscape formed with walls and landscaping

Legislative Intent:

7.1. The Streetscape is intended to be formed by buildings located close to sidewalks.

7.2. The Streetscape is intended to be enhanced with such features as sidewalks, street trees, street lights, and on-street parking.

Design Guidelines:

7.3. A Streetscape with buildings located close to sidewalks should be created.

7.4. The Streetscape should be embellished with sidewalks, crosswalks, street trees, street lights, and on-street parking.

7.5. Street Walls, with buildings in alignment, should be provided, unless buildings cannot form the Street Wall, then a solution similar to those shown on pages 4.1. to 4.4. should be utilized.



Street Wall



Streetscape with outdoor dining

Pedestrian Orientation

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Pedestrian Passageway



Pedestrian Plaza

Legislative Intent:

8.1. The TOD, Mixed Residential and Route 755 Corridor areas are intended to promote and foster pedestrian connectivity and to encourage walking to the maximum extent possible.

Design Guidelines:

8.2. Sidewalks, walkways, and crosswalks should be installed and maintained throughout these areas.

8.3. Buildings, lots, and neighborhoods should be continuously linked through pedestrian thoroughfares.

8.4. Crosswalks should be at least 6'-0" in width when they cross streets and consist entirely of a contrasting material or paint pattern similar to the "piano key" design.



Pedestrian Crosswalk



Crosswalk as Pedestrian Feature

Street Trees

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Streetscape



Street trees screening parking

Design Intent:

9.1. Street trees and landscaping are intended to soften the streetscape, provide shade for pedestrians, and create an outdoor room effect.

Design Guidelines:

9.2. Deep rooted, stress-tolerant, street tree species Street Trees should be installed and maintained along both sides of all streets.

9.3 Street trees should be located outside of the sight triangle at intersections.

9.4 Street trees, at the time of planting, should be no less than two and one-half to three (2.5 to 3) inches in caliper and in accordance with the latest edition of the "American Standard for Nursery Stock," of the American Association of Nurserymen.

9.5 One (1) street tree should be provided at an average interval of every thirty (30) linear feet of street frontage, and every thirty (30) linear feet of distance along a driveway or service drive in an area devoted to commercial use.



Street tree placement

Street Lights

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Building wall packs at night



Streamlined pedestrian streetlight

Design Intent:

10.1. Street and building lighting are intended to enhance pedestrian safety on adjoining sidewalks and parking lots.

Design Guidelines:

10.2. Pedestrian-scaled street lights are recommended along both sides of all streets in the Mixed-use areas and TOD.

10.3. Street Lights, 10 to 12 feet in height, will help provide security along the Sidewalk, and add aesthetic appeal to the Streetscape.

10.4. Attractive wall packs and sconces, equipped with shields to prevent glare, are recommended.

10.5 Regular spacing of lights should be designed to compliment architectural features of the building to which they are attached.



Street lights around pedestrian plaza



Nightscape

Piers, Fences & Hedges

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Piers, Fences & Hedges providing effective parking lot screen



Pier Fence & Hedge providing attractive street edge

Legislative Intent:

11.1. Piers, Fences & Hedges are intended to provide an alternative Street Wall condition.

11.2. Piers, Fences & Hedges are intended to provide an attractive Streetscape feature.

Design Guidelines:

11.3. Piers, Fences & Hedges should be installed and maintained in accordance with the details illustrated and describe on pages 12.1. and 12.2.



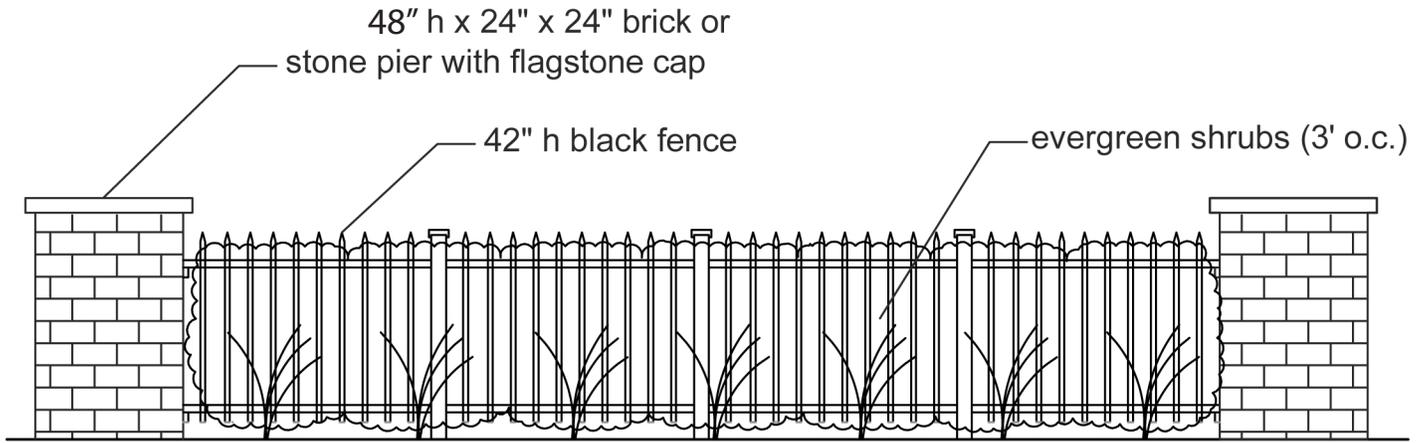
Piers, Fence & Hedge providing Street Wall #2



Piers, Fence & Hedge providing Street Wall #2

Piers, Fences & Hedges

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



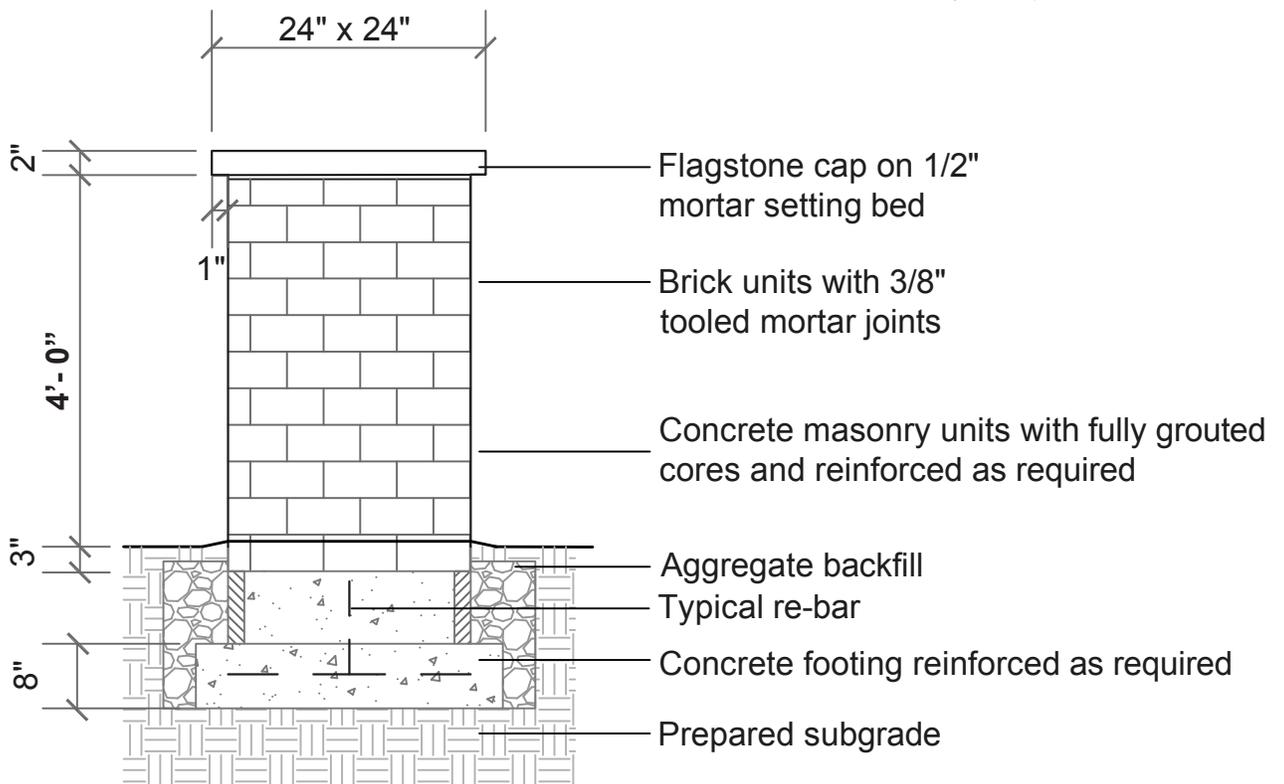
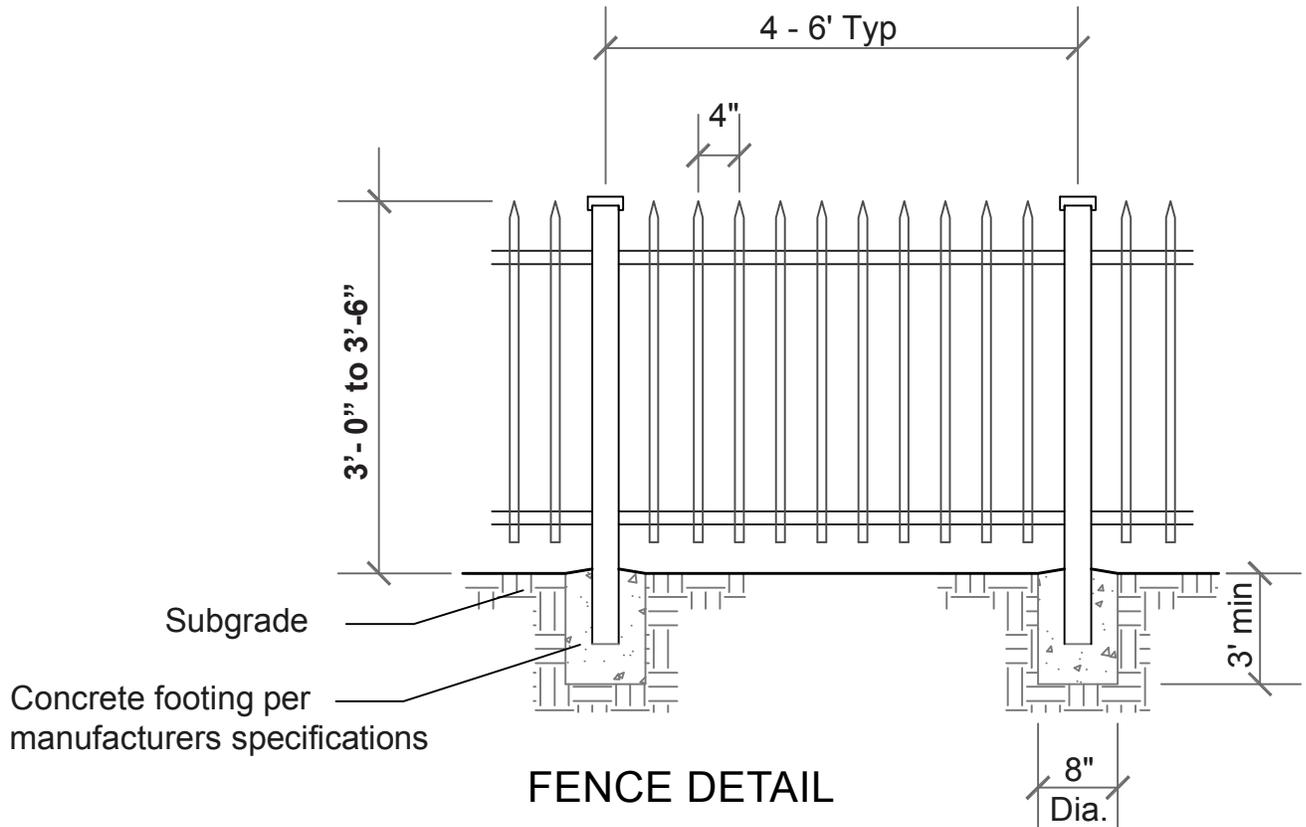
TYPICAL SECTION OF PIER, FENCE,
AND HEDGE



BRICK PIER, FENCE, AND HEDGE AS STREET WALL
AND PARKING LOT SCREEN

Piers, Fences & Hedges

Design Guidelines for the Edgewood Small Area Plan
 Edgewood- Harford County, MD



Drive-Thru Facilities

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Bank with Drive-Thru Facility located in the rear



Traffic Stacking at Drive-Thru Facility located in the rear

Legislative Intent:

13.1. Drive-Thru Facilities, such as those at Banks, Pharmacies, Coffee Shops, and Fast Food Restaurants, are intended to have the Drive-Thru component in the back or side of the facility, not along a primary street frontage.

Design Guidelines:

13.2. Drive-Thru Facilities should not be located along a primary street frontage.

13.3. When A Drive-Thru Facility is located on the side of a building, it should be setback at least 25 feet from the street right-of-way.

13.4. Drive-Thru Facilities should have building materials, colors, and form, complementary to the principal building.



Coffee Shop with Drive-Thru Facility located in the rear

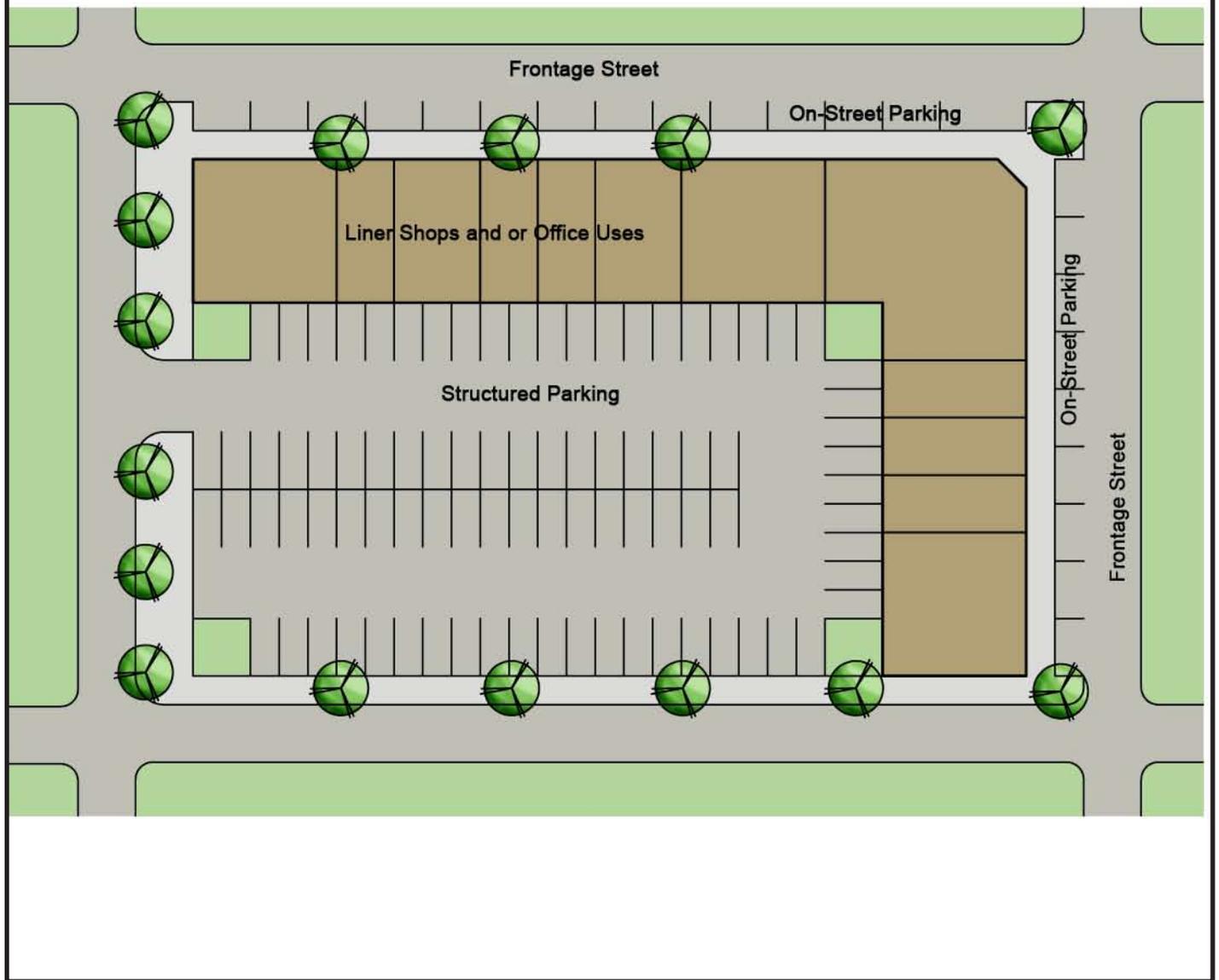


Fast Food with Drive-Thru Facility located on the side

Parking Structure

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD

14.1. Drive-Thru Facilities, such as those at Banks, Pharmacies, Coffee Shops, and Fast Food Restaurants, are intended to have the Drive-Thru component in the back or side of the facility, not along a primary street frontage.



Temporary Uses

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Summer Concert Series



Pop-up beer garden on vacant city space

Design Intent:

15.1. The incorporation of Public Art within the Edgewood will create points of interest, give local artists the opportunity to contribute their talents to the Streetscape, and help provide a unique and fresh identity to the area.

Design Guidelines:

15.2. Temporary Uses would help to “jump start” the transformation of Edgewood, and promote a more Pedestrian-oriented retail environment.

15.3. Examples of viable Temporary Uses could include: Pop-up Markets, Pop-up Festivals/Events, Food Trucks/Vendors, and related Pop-up Uses such as an Art Show.



Food Trucks parked along the street



Street festival

Public Art

Design Guidelines for the Edgewood Small Area Plan
Edgewood- Harford County, MD



Mural on Bridge Overpass



Painted planters along the streetscape add color

Design Intent:

16.1. The incorporation of Public Art within the Edgewood will create points of interest, give local artists the opportunity to contribute their talents to the Streetscape, and help provide a unique and fresh identity to the area.

Design Guidelines:

16.2. Public art should be encouraged as a way to encourage pride and ownership.

16.3. Gather community groups and businesses to sponsor unique forms of expression.



Streetscape elements don't have to be utilitarian



Painted benches along the streetscape

Cost Estimate: Edgewood Small Area Study
Prepared by: Thomas Comitta Associates, Inc.

Interactive Playground

Edgewood, MD: 10/9/2017

Item	Unit Price/Lump	Quantity	Total
gateway sign	\$13,500	LS	\$13,500
standard tot lot equipment	\$49,000	LS	\$49,000
interactive playground equipment	\$58,000	LS	\$58,000
fencing (black vinyl/coated CLF - 42" ht)	\$22/LF	500	\$11,000
dog park (10,000 SF)	\$26,000	LS	\$26,000
picnic tables	\$1,800	2	\$3,600
benches (6 ft wide)	\$1,200	2	\$2,400
waste receptacle	\$350	2	\$700
Subtotal			\$164,200
15% Contingency			\$24,630.00
Total			\$188,830.00

* Notes:

1. This is a Pre-Design Cost Estimate, and is subject to change when detailed Construction Documents are prepared;

2. A 15% contingency cost is included in the estimate; and

3. The Cost Estimate is based on 2017 Dollar Values. If improvements are constructed in 2018 or later, a 3% increase should be added to the Cost Estimate for each year after 2017.

Cedar Drive Trails**Edgewood, MD: 10/09/17**

Item	Unit Price/Lump Sum	Quantity	Total
6 foot wide natural surface trail (with stone sub-base)	\$24/LF	3500	\$84,000
benches (6 ft wide)	1,200	2	\$2,400
waste receptacle	350	2	\$700
foot bridge: steel with wood planks; 6' width	135,000	LS	\$135,000
Subtotal			\$222,100
15% Contingency			\$33,315
Total			\$255,415

* Notes:

1. This is a Pre-Design Cost Estimate, and is subject to change when detailed Construction Documents are prepared;
2. A 15% contingency cost is included in the estimate; and
3. The Cost Estimate is based on 2017 Dollar Values. If improvements are constructed in 2018 or later, a 3% increase should be added to the Cost Estimate for each year after 2017.

Nuttal Avenue Park**Edgewood, MD: 10/9/2017**

Item	Unit Price/Lump Sum	Quantity	Total
10 foot wide asphalt trail (with stone subbase)	\$50/LF	2000 ft	\$100,000
picnic pavilion (30' x 44')	\$65,000	LS	\$65,000
comfort station	\$105,000	LS	\$105,000
off-street parking area (33 spaces directly lining street)	\$66,000	LS	\$66,000
bioretention area	\$30,000	LS	\$30,000
gateway sign	\$13,500	LS	\$13,500
standard tot lot equipment	\$49,000	LS	\$49,000
picnic tables	\$1,800	4	\$7,200
benches (6 ft wide)	\$1,200	4	\$4,800
waste receptacle	\$350	6	\$2,100
Subtotal			\$442,600
15% Contingency			\$66,390.00
Total			\$508,990.00

* Notes:

1. This is a Pre-Design Cost Estimate, and is subject to change when detailed Construction Documents are prepared;
2. A 15% contingency cost is included in the estimate; and
3. The Cost Estimate is based on 2017 Dollar Values. If improvements are constructed in 2018 or later, a 3% increase should be added to the Cost Estimate for each year after 2017.

Edgewood Small Area Study 7-18-17 Visioning Session Summary

Places to be Improved/Weaknesses

Recreation

More green spaces
Walking /bike trail open space along Cedar Drive
Enhance Cunion Field
Senior outdoor activities (fishing, crabbing, walking and sitting outside)
Edgewood yearly sports festival
Keep Exton Golf Course and introduce youth to golf

Circulation and Transportation

Walking/biking along Cedar Drive
Edgewood Rd to Route 40 (sidewalks)
Improve Weekend Transit services
Transit from Edgewood to Whitemarsh Mall
Help traffic patterns on and off base
I-95 interchange at 24 is a nuisance and not adequate for additional development

Social/Housing/Quality of Life

Need a homeless shelter
Supportive/low-income housing
Improve the residential neighborhoods behind Rt. 40
Signage in Edgewood needs to be updated
School rating needs to be improved (III)
Need family oriented activities (theater & better restaurants, healthy options) (III)
Designate a Main Street District
Celebrate diversity and be mindful of racial bias
Perception of Edgewood by Media and others: need to increase awareness of assets and positives
Absentee landlords/housing conditions
Need better code enforcement
Need an HCC satellite in Edgewood

Economic Development

Improve Rt. 40
Improve all shopping centers
Need another grocery store
County and Zoning are not business friendly: need incentives and to streamline the process (offer a punch list)
Create incentives to spur development
Need to offer perks above and beyond the norm to entice businesses to Edgewood
Create incentives to spur development

Edgewood Small Area Study 7-18-17 Visioning Session Summary

Parks and Recreation

- Develop Lee Court- leave open space
- Do a better job of changing the perception of Edgewood and parks and rec will improve
- More parks- connect with walk/bike trails
- Not enough development in the parks and rec dept. More development is needed at
- Improve path to canoe launch on Hanson Rd at water plant
- Drone and RC plane park
- Emergency canoe dock with stairs to sounding drive on Otter Point creek

Edgewood Rec and Community Center

- Needs more bleachers basketball court; larger picnic area; better lighting for field;
- Needs a source of water and restrooms on the outside of Edgewood Rec and Community Center;
- Needs adult recreation classes
- Put soccer goals back at Edgewater Drive- they were removed- please replace soccer games improved the community;
- Fishing pier at Lake Serene at community garden and rec center (picnic table, pavilion, wildlife watch points)

Flying Point Park

- Park needs to be open more during the year, with side gate open year round;
- Needs a designated dog area;
- Needs dredging and repair;
- Remove excess picnic tables;
- Enforce gate closure times; lock side gate when park is closed;
- Enable employees to enforce park rules;
- Add activities/options beyond the playground

Harford Land Trust land

- Agriculture research for next gen food production – MIT open ag;
- Utilize for green space/community garden;
- Add nature trails - historic tour and eco tour;
- Needs to be developed

Edgewood Small Area Study 7-18-17 Visioning Session Summary

General Comments:

- Speed bumps needed in neighborhoods or traffic calming with electronic capture where noted by residents as a problem
- Technology college satellite campus and/or cable college with distance learning environment between cable/HCC for flex degrees at home (IIII)
- Increase study area
- Liked fishing on base
- Railroad bridge at flying point park will it be repaired?
- Asbestos wall boards buried in old military housing
- Improper grading causes flooding in adjacent neighborhoods
- Develop businesses outside gate to attract APG employees
- Publish good stories about Edgewood to change public opinion of area
- Develop walking community with housing trails and businesses
- Develop commercial store fronts along Rt 755 that projects high end businesses

WHAT'S MISSING IN EDGEWOOD? (Place stickers on your top 3 priorities.)

Add more park and recreational opportunities 7

Attract more restaurants and destinations 14

Attract more employers to the area 7

Create attractive "gateways" to the community 8

Encourage a walkable village around the Train Station 8

Enhance the appearance and function of Edgewood Road 13

Encourage development at Washington Court 4

Improve and expand trails and sidewalks for people who walk and bike for transportation and recreation 8

Increase safety in my neighborhood 10

Protect natural and historic resources 5

Other: (write-in) year round homeless shelter; introduce golf to our your/ the farm could be a great location sofr training; a town center is needed to attract commuters and resident sof MARC corridor; replace ballasts of existing lights for highoutput of lighting to make grigher; need more street lights;

WHICH BICYCLE/PEDESTRIAN TRAIL CONNECTIONS (DESTINATIONS) ARE MOST IMPORTANT TO YOU?

Please vote for your TOP 3 Connections

Connections to Edgewood Schools	9	
Connections to parks and recreation	8	
Connections to and along Route 40	6	
Connections to Edgewood Train Station	4	
Connections to Edgewood Library	5	
Connections along Edgewood Road	4	
Connections to APG	8	
Connections within my neighborhood	1	
Other (please list)	9	HCC; Flying Point Park

What type of Residential Development would you like to see in the Edgewood Study Area?

Please use stickers to designate a maximum of 3 preferences.

Property	Traditional Neighborhood Development	Townhouses	Upscale Apartments	Age targeted Housing	Mixed Use: Residential & Commercial	Other/None: (write-ins welcome)
						Supportive housing/low income housing/homeless shelter Campus for satellite tech schools (maker/techie workshop; office supply store; outdoor art; recruiting offices/ restaurants/ business- army liaison; Open space
Washington Court	2 (affordable)		2		2	
Edgewood Road	5	3	2	5	4	
Surrounding the Train Station			3	2	6	
Lee Court	1		1		1	

** Images are intended to depict a particular land use type only. Particular designs, styles, or tenants are not under consideration.

What should Commercial Development in the Edgewood Study Area look like?

Please use stickers to designate a maximum of 2 preferences.

	Conventional Strip Commercial	Office Development	Mix of Residential & Commercial (max of 3 stories)	Mix of Residential & Commercial (3+ stories)	Open Space	Other/None (Write-ins welcome)
						Community garden option
Washington Court	1	2	5	2	6	Training center; event venue; ed/business center; HCC satellite
Edgewood Road	3	6	3	2	8	
Surrounding the Train Station	3	1	5	5	6	Restaurants businesses center; liaison office
Lee Court			2	3	1	

** Images are intended to depict a particular land use type only. Particular designs, styles, or tenants are not under consideration.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Summary of Post-it note comments from the 9/12/17 Community Workshop

Green & Growing comments

- Garden at 755 & Willoughby Beach Rd with Wifi at parks, Marc & shopping center
- Harford Land Trust farmhouse center for technology/ag training & gardens
- Water features
- Efficient bus routes
- Community college
- I like these concepts of green spaces and walkability.
- Remember that recreation fields require support facilities, snack bars, restrooms, equipment, storage
- Parks, large and small, need to be accessible day and evening unlike Fling Point ark that closes too frequently; Areas need to be well lit, have parking and rest stations
- Express HCC bus from Joppa, Edgewood Abingdon and Riverside

Positive Impressions

- Santa Cruise festivals; yearly clean up public art from local artists
- Enforce HUD rules
- Roller skating or ice rink
- Have reps from the AEGIS and the Realtors assocn explain their stance on Edgewood's image
- Signage lighting, create a destination that requires county residents to come to Edgewood (like the MVA in Bel Air)
- Designate an area to be like White Marsh "the avenue"- face lift buildings, multiple shops, restaurants, place for music, fountains
- Where are the businesses that will attract people to Edgewood to spend \$, (restaurants, entertainment, etc.)
- Repair Amtrak underpass (the concrete walls)
- APG historical digital tour through the past from 1900s on- senior citizens interviews recorded for museum;
- Lighted basketball and tennis courts; Olympic size pool; regular community activities
- Trails, signs, environment classes & projects in Harford land trust farmhouse with various agencies;
- Farmers market or community garden- a way to bring the community together and have them physically involved. Also gives smaller businesses an opportunity to promote and grow in the community
- No more drug rehabs
- Historical markers in parks along water paths along woods and neighborhoods
- Walking bike trail adjacent to Cedar Drive
- Coordinate with the home owners associations in Edgewood and provide information (date, time, location) of the Small Area Study
- Drone park for STEM; online presence
- Have news stations share positive stories about Edgewood from Edgewood; community yard sales; drive-in theater; mini-golf course; historical markers



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Building the future

- Expand the library
- New businesses must beautify; need landscaping to hide the ugly
- More green
- Fill vacancies
- Area around MARC station: millennial hub, DC- Philly; rezone the red to multi-residential
- Parks need visibility or they will get more crime
- Existing cut-through and trail in the wet lands where proposed road connection is to Cedar Drive
- Yes- mixed use at Washington Court
- Technology campus maker space with one router, welding, etc.
- Behind townhouses (across from elementary school) backyards are a dump- bad impression;
- Need senior housing with quality landscaping and amenities are an absolute necessity; need to create a community where residents feel safe and can have their daily needs met
- Fully on board with mixed use and upgraded store use
- Contractors supporting APG Edgewood area want to be close to Edgewood, not in Belcamp or Aberdeen.
- Understand need to build homes; raising tax base is needed
- Some balance will be required in terms of having amenities in place to encourage homeowners to move to Edgewood

Connections

- Can 755 take more traffic?
- Does Edgewood have a bike share program- may be worth exploring
- Traffic calming needed on Banyon Rd
- Shuttle to Top Golf at the Farm
- Open space and natural playgrounds US flag at 755 & Willoughby Beach sign
- Express bus line to HCC or satellite campus at Washington Court or at MARC train station
- The proposed road connections are great ideas for stimulating access to reas. They will set them up for necessary development; public use areas can be further used for concerts, tournaments, etc.
- Bus & train schedules need to be better coordinated



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Edgewood Small Area Plan Zoning Code Evaluation & Recommendations

Edgewood Neighborhood Overlay District (ENOD)

- Applies to all properties in the Edgewood Small Area Plan (ESAP)
- Purpose to “provide incentives” and “encourage quality redevelopment consistent with the Community Plan”
- Current Incentives:
 1. Use of public rights-of-way for outdoor cafes
 2. Extended awnings permitted
 3. Reduction in required minimum parking
 4. Shared parking permitted
 5. Reduced side yard setbacks
 6. Promotion of shared access and interconnections between neighboring properties
 7. Live/work units permitted
 8. Special Developments known as Traditional Neighborhood Developments and Planned Employment Centers are only available in the ENOD (see below).
- Current Requirements:
 1. On Main Street (MD Route 755), buildings shall be oriented to face the street
 2. Building exteriors must be architecturally harmonious
 3. 10 wide sidewalks must be constructed along the Main Street frontage
- **Suggested Additional Incentives:**
 1. **Allow Mixed Use Centers in the R3 zoned land next to train station creating Transit Oriented Development**
 2. **Allow Mixed Use Centers without the 5 acre minimum parcel size**
 3. **Allow densities for Mixed Use Centers to match those of special developments for Garden and Midrise Apartments**
 4. **Allow more flexibility in the mix of uses in a Mixed Use Center such as up to 90% residential vs. 75% under current guidelines**
 5. **Consider allowing the Conventional with Open Space (COS) special development without a minimum parcel size**
 6. **Consider allowing COS special developments without requiring direct access to existing or planned arterial, collector or primary residential roads**

7. **Similar to the Chesapeake Science and Security Corridor Overlay District, consider increasing the applicability for requiring Traffic Impact Analyses from 250 trips per day to a larger amount**
8. **Consider allowing the special Development for Garden and Midrise Apartment Dwellings in the B2 zoning district adjacent to the train station**
9. **Consider fee-in-lieu for reforestation or other encumbrances that are required as part of a new development**
10. **Consider a reduction in the Natural Resource District Buffer from 75 feet to the Maryland State requirement of 25 feet**

Traditional Neighborhood Developments (TND)

- Applies to R1, R2, R3 and R4 zoned properties and does not include the Main Street area
- Purpose to provide “flexibility in modifying housing types, limited retail uses and site design standards and to allow innovative designs that foster a sense of community” within the ENOD
- Objective is to promote the concept of community, encourage design flexibility and architectural style, assure compatibility with the surrounding uses, provide an enhanced natural environment, and to encourage phasing
- Current Incentives:
 1. Director of Planning can approve lot standards, area requirements, parking, etc. similar to a floating zoning district where the recorded covenants include enforceable zoning standards
- Current Requirements:
 1. Minimum parcels sizes of 10 acres for R1, 5 acres for R2 and 3 acres for R3 and R4 zoning districts
 2. Permitted uses are single family and multi-family dwellings, open space, and institutional uses not to exceed 25% gross land area or 10 acres. Allows country inns and resorts, nursing homes and assisted living, supporting retail and commercial uses not exceeding 50 sf per dwelling unit and live/work units up to 50% of the gross square footage of the structure
 3. Allowable densities follow countywide standards
 4. Design must defined by special places and buildings rather than homogenous housing types
 5. Must provide a variety of housing types unless the property is zoned R1
 6. Existing natural features are to be emphasized, enhanced or incorporated in the design
 7. Active recreation areas are to be suitably located, accessible and buffered
 8. Design to be compatible and sensitive to the environment and the neighborhood
 9. Buffers and sight breaks must be provided between buildings of different architectural style
 10. Off-street parking and garages must be visually unobtrusive
 11. Through network of roads for circulation and community integration
 12. Open space requirements must meet Conventional with Open Space (COS) standards
 13. Pedestrian and bicycle circulation plan must be provided

- **Suggested Additional Incentives:**
 1. **Reduce the minimum parcel size necessary to develop a TND**
 2. **Align a TND's housing type with the size and location of the project and not require multiple housing types within a single TND**
 3. **Increase the allowable density within a TND**

Planned Employment Centers

- Applies to R4, B3, LI, CI or GI zoning districts in the ENOD
- Purpose to promote a higher quality of economic development opportunities
- Objective is to “promote a coordinated employment center” that “compliments adjacent land uses”, encourage harmonious architecture and design standards and to establish a “standard for employment opportunities as an integral part of the community”
- Incentives:
 1. Allows employment uses in the R4 zone
- Requirements:
 1. Parcel size must be a minimum of 20 acres
 2. Pedestrian friendly community green area is required
 3. Minimum of 75 full-time jobs
 4. Permitted uses are corporate offices, professional services, laboratory research and development, educational/training and a maximum 10% retail and service supporting uses that must be located on the ground level
 5. Building exteriors must be architecturally harmonious with façade offsets, covered porticoes, recessed or projected entries, etc. to provide relief to buildings more than 40 feet wide.
- **Suggested Additional Incentives:**
 1. **Reduce the minimum parcel size to 5 or 10 acres**