

Edgewood Transit Oriented Development (Part 2) Edgewood, MD

Project:

Identify development opportunities in the older Edgewood area near the MARC Commuter Rail Station. Develop urban design plan and massing/density concepts for new development including residential and mixed use components within the existing allowable zoning. Visualize proposed development in renderings. The project is a local demonstration project following a transportation - land use study conducted at the Baltimore Metropolitan Council (BMC).

Responsibilities:

ArchPlan worked as a consultant to BMC. The work program includes review of the County masterplan, close coordination with Harford County community task force, task force presentations and coordination with MTA (Real Estate Dept.)

Approach and Design:

- ArchPlan proposed two development areas. Area 1 with mostly infill development, area 2 with new development. ArchPlan proposes a larger scale office/commercial development building right at the station which might provide the necessary critical mass as a seed investment to turn the area around. Small scale infill development along Edgewood Road following the existing characteristic curve to the station plaza would create a block of Main Street. Behind the traditional retail buildings with possible residential use on upper floors is parking as needed for the mixed use component. Townhouses, duplexes and single family units will be added to line the streets with density decreasing away from Edgewood Road. All units have back yards and parking in the rear accessed from alleyways. The proposed development of 350 dwelling units would nearly double the amount of units within ½ mile of the station. The proposed commercial area is about 150,000 squarefeet.



Top left: Figure ground of existing Edgewood "downtown" area with minimal density around the transit line.

Bottom left: Proposed infill development near transit station. (Yellow=Residential, red=commercial)