

REVELLATIONS

The Newsletter of the Revell Downs Associations, Inc.

P. O. Box 243, Arnold, Md. 21012

December 1998

Do you sometimes shudder as you leave our community and drive past the deteriorating commercial area on East College Parkway? Do you wonder if the two abandoned restaurants, overgrown plantings, and broken windows might have an effect on our property values? Have you ever let your imagination wander and imagined what an asset that area could be to our community if it were to be revitalized with a new shopping area, a neighborhood commons, walking paths and a bike trail?

Great News! That is exactly what the Broadneck Small Area Planning Committee has envisioned for our area! The intersection of Route 50 and Cape St. Claire Road, and East College Parkway, along with the intersection of Bay Dale and College Parkway, have been chosen as the two main areas to target for "revitalization" on the Broadneck Peninsula, for the long range county plan. At the November 17th public forum, held at Broadneck High School, the fifteen volunteer members of the committee briefed the public on the guidelines they are writing for the development and conservation of our region for the next 25 years. This small area planning is part of Anne Arundel County's General Development Plan, under which each of the 16 areas of the county will specify their own goals and visions to guide county development. These recommendations will be reviewed in final form by the County Planning and Advisory Board (a committee of citizens appointed by the county executive), and sent to the County Council for final approval, in the spring of 1999.

At the November 17th open house the Broadneck Small Area Committee passed out a "vision statement", as requested by the county, which

states the goals for the area in a general way. This statement is open for public comment. The specifics of their recommendations have been drawn up by the Baker Architectural Firm, and were also on display. Although still in the proposal stage, the plans include a hiking and biking trail which would link us to the National Greenway system and come down College Parkway to the David Taylor Naval Station on Bayhead Road. It is proposed that this area be turned into a community park. The bike trail would connect to this and then loop through the Smithsonian Wildlife management area farther down Bayhead Road. Other areas of focus included: the possible placement of a community center in the Bay Dale Road and College Parkway area; the type of, and density of, residential development on the peninsula and, its impact on our schools and bay water quality; the need for some type of public transportation up and down College Parkway to ease congestion; the possible widening of College Parkway; areas that could be used for public water access, or additional parks; and areas to be designed as open spaces and conservation areas.

The Baker Architects' drawing of the commercial area on East College Parkway shows a shopping area in which the main road would be moved to run behind the Ski House, Denny's, etc. and curve back in front of the 7-11. A single developer would redevelop this commercial area. The existing businesses would work with the developer, and with state grants and incentives, change the entrances of their buildings onto the new central shopping, and neighborhood commons area. Additional businesses would be placed across from the existing ones.

We should also be aware that the woods behind the Annapolis Bank and Trust (across from 7-11) were approved for development in the counties 1988 comprehensive re-zoning. This included an agreement with the Cape St. Claire Community Association that there would be open space left. It is now in the "pre-formal" stage with the county, and there is no developer as yet. However, a developer may plan as many as 240 apartment units for that area, or another townhouse development. Entrances and exits for these are not yet specified. The impact on traffic from any more development on that corner is something we should be looking into now, since most traffic from this area passes by that point.

The next Broadneck Small Area Planning Committee meeting will be on December 15th, from 6:00 - 8:00 PM in the Anne Arundel Community College Cafeteria. The public is welcome to attend and to make comments. The county is asking for public comments and input on the vision developed by the Broadneck committee. You can send your comments to: Anne Arundel County, Land Use and Environment Office, Heritage Center, 2662 Riva Road, Annapolis, MD 21401

Attention: Mike Fox

These must be in by December 17th!!

Small Area Plan Information is also available through the following:

Web Page

<http://www.clark.net/pub/msomers/opening/home.htm>

E-Mail

areaplan@clark.net

Phone

410-222-7432

Address

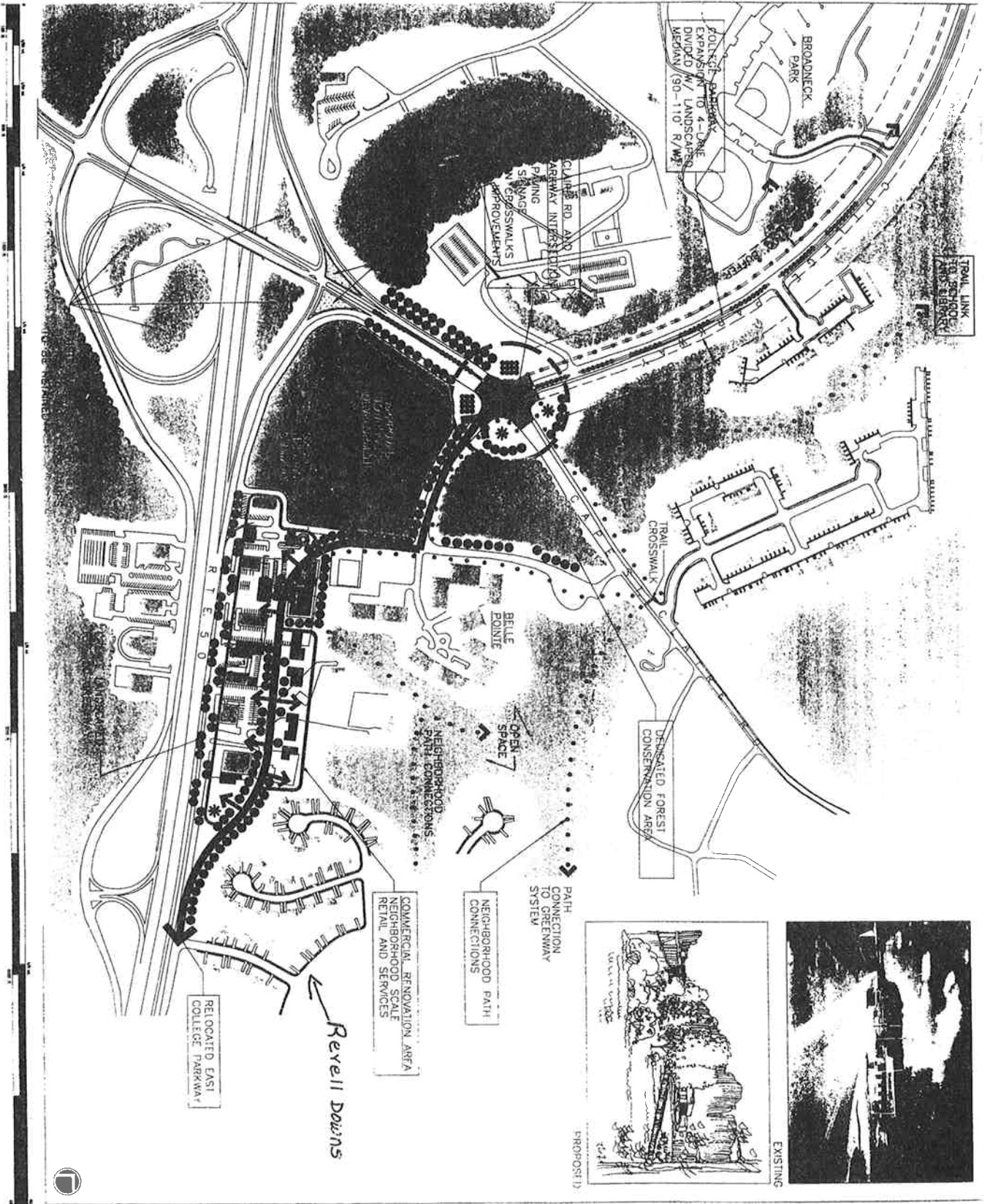
Anne Arundel County
Long Range Planning
2664 Riva Road
Annapolis, MD 21401

If you have strong feelings of support for, or oppositions to the priorities which have been outlined, and are under development by the Broadneck Small Area Planning Committee, or if you have further ideas of your own to add, now is the time to phone, write or E-mail. In order to assure that our community's interests are met, we will need to be an active voice in this process.

Submitted by Valerie Solarz



The Board of Directors would like to remind residents that we are here to represent all residents of Revell Downs. If you are angry or upset about anything pertaining to the community, please take the initiative and direct these concerns to the attention of the Board of Directors. The Board can not address issues about which they have no knowledge. Residents who can not or will not attend community meetings to voice their concerns are reminded that they can communicate with the Board of Directors via mail at the following address: Revell Downs Association, Inc
P.O. Box 243
Arnold, MD 21012



Broadneck Small Area Plan

DATE: AUGUST 1998

KEY / LEGEND

- * CONTINUED
- EXISTING BUILDING
- NEW STREET DECK
- EXISTING BUILDING
- PROPOSED BUILDING
- SHAD. OF DEVELOPMENT
- ↑ EXIST. TRUNK
- ↑ EXIST. POWER
- ✕ EXISTING PATH
- PROPOSED PATH

Baker

BROADNECK SMALL AREA PLAN VISION

Please make comments about the vision on this sheet. A copy of the vision will be provided for you to take home.

The citizens' vision for the Broadneck Peninsula is first and foremost to preserve the unique residential and close-to-nature character of our communities, while making specific improvements which encourage the revitalization of existing commercial areas. Our challenge is to channel anticipated growth in ways that are beneficial to the whole community; encourage the preservation of our greenspaces, beautiful waterways and historic and scenic roads; maintain excellent schools; protect our local roads from excessive traffic growth; link neighborhoods and community resources with walking and bicycle trails; and improve recreation facilities.