

III. PLAN HIGHLIGHTS AND KEY GOALS/ RECOMMENDATIONS

Plan Highlights

Highlights of the Pasadena/Marley Neck Small Area Plan include recommendations to revitalize existing commercial areas; improve water and air quality; preserve open space and historical assets; improve the roadway network; and provide adequate opportunities for recreational and cultural resources.

Commercial Revitalization

The Mountain Road Corridor is one of the most heavily traveled routes in the Pasadena/Marley Neck Small Area. It is also primarily developed with older commercial uses. The continued vitality of this commercial area is important to the stability of the area.

Fort Smallwood Road also has a heavy traffic flow through the area. The corridor has some newer commercial areas near its intersection with Edwin Raynor Boulevard and mostly older commercial areas in the Riviera and Orchard Beach areas.

The Small Area Plan calls for revitalization of these corridors to improve traffic flow and enhance the quality of the area.

Improvement of Water and Air Quality

The northwest sector of the Planning Area is characterized by heavy industrial uses. Some of these industries are significant polluters that over the years have helped cause a decline in the area's air and water quality. The Small Area Plan includes recommendations to improve upon air and water quality.

Preservation of Open Space and Historical Assets

Much of the Pasadena/Marley Neck Small Area is developed and is one of the County's priority growth areas. However, there are some large tracts of vacant, wooded land that should be preserved where possible. The area is also rich in historical and cultural assets that need to be protected and preserved.

Improvement of the Roadway Network

The Pasadena/Marley Neck Small Area has an existing roadway network that is heavily used, showing signs of inadequacy and some safety issues. The Small Area Plan recommends improvements to the road network that will improve traffic flow and safety.

Opportunities for Recreational and Cultural Resources

The Small Area has an abundance of community facilities. However, it is lacking in public access to waterways and a major recreational/cultural complex that would have multigenerational uses to serve the whole community.

Key Goals and Recommendations

The following are some of the key goals and recommendations included in the Pasadena/Marley Neck Small Area Plan:

Commercial Revitalization

- Encourage commercial revitalization in the Pasadena/Marley Neck Small Area with particular attention given to the Mountain Road and Fort Smallwood Road commercial corridors.
- Improve the appearance of commercial and business establishments in the planning area by adopting design guidelines that consider: uniform facades (theme); coordinated setbacks; public improvements such as sidewalks, landscaping and lighting; better design and placement of parking to ensure that the business, not cars, is prominent; sign standards; and maintenance requirements for businesses.
- Develop mechanisms to implement the design improvements for the Orchard Beach and Mountain Road commercial areas and the concept plan for the Riviera Village Center.

Improvement of Water and Air Quality

- The County should develop strategies to reduce emissions, which affect air quality. Strategies might include:
 - Accelerate the completion and implementation of bike and pedestrian facilities.
 - Promote the use of telecommuting by County, State and Federal employees. Work with the State to set up central centers for use by public agencies.
 - Promote compressed workweeks for County, State and Federal workers.
 - Adopt land use and transportation plans that encourage the use of public transportation and carpooling in order to reduce automobile traffic and ozone levels.
 - Promote alternatives to single-occupant vehicles. Ridesharing, carpooling and modes of public transportation should all be investigated, promoted and utilized.
 - The County should set the example for fuel efficiency by purchasing the most efficient vehicles possible, and ones that can utilize more cost effect types of fuels.
 - The County should set the example for the use of green technology and develop regulations that require future development to utilize these principals if at all practical.
 - Encourage the maximum utilization of developed areas (infill – smart growth), which will reduce the need for expanded development areas and new roadways.

- Work with jurisdictions in the Metropolitan Baltimore Air Quality Control Region to establish and implement regional policies and measures to reduce ozone levels in the non-attainment areas.
 - Encourage industries to reduce diesel exhaust and limit emissions from industrial areas. Use of specific roadways for trucks should be encouraged.
- Accelerate the County's ongoing effort to comprehensively identify, analyze and, where needed, retrofit stormwater management problem areas. Aggressively pursue incentive-based approaches (e.g. State grant funds) to achieve retrofitting of areas in need of improved stormwater management. Include appropriate funding for capital improvements to be completed within a ten-year period.

Preservation of Open Space and Historical Assets

- Identify areas that should be purchased by the County or retained through the development process as open space for active and passive recreation and public access to the water.
- Work with the State and private groups to identify and preserve large tracts of undeveloped land as open space. Purchase, easements, and Transfer of Development Rights (TDR) should be actively used.

Improvement of the Roadway Network

- Prepare an integrated transportation plan for the Pasadena/Marley Neck, Glen Burnie and Lake Shore Small Areas, which will evaluate existing and projected traffic conditions and formulate solutions for the future. Development should be discouraged until an action plan is in place that provides improvements before new development occurs.
- Provide for adequacy of transportation facilities as development occurs.
- Request that the State Highway Administration study the operation, identify necessary improvements of MD 100 and I-695 such as improving and adding additional on-off ramps at all interchanges (i.e. Waterford Road), and program construction funding.

Opportunities for Recreational and Cultural Resources

- Determine the active and passive recreational needs of the Pasadena/Marley Neck and Lake Shore Small Areas, the needs for the intermediate future (up to twenty years should be identified), and programmatic improvements scheduled in the Capital Improvement Program to meet the demand.
- Develop a County recreation center in the Mountain Road Corridor that will include an indoor/outdoor public swimming pool and will provide after-school recreational programs and meeting space for the community (basketball, volleyball, Cub Scouts, etc). These programs should be free, or a sliding scale fee should be offered.

- Develop a major outside recreational complex with adequate new fields to accommodate the demand for active multi-purpose athletic fields.
- Provide more public access to waterways. Develop boat ramps, fishing piers, crabbing piers and picnic areas.
- Acquire, stabilize and improve Fort Smallwood Park as the premier historic attraction and water access point on the Patapsco River in Anne Arundel County.
- In conjunction with the Greenways Master Plan, incorporate to the extent possible, the development of hiking, biking and equestrian trails.