

Concept Plan

Based on the projected vision and adopted goals for the Greater Crofton community, this Land Use Plan has been prepared which reflects the intent of the Small Area Plan Committee and public input. The proposed Land Use Plan is a refinement of the Anne Arundel County 1997 General Development Plan. Principal recommendations are illustrated in the Concept Plan below. Reflecting the overall land use and development patterns, key elements of the Plan include major circulation systems, both pedestrian and vehicular, as well as activity centers and linkages. Natural areas to be preserved. Parkland and open space, along with schools and other community facilities, are important features in the overall Concept. These elements are described below with objectives to guide their implementation.

Overall Density Pattern: Rural vs. Urban

Development should be contained within the area planned for public utility service, between Route 3, MD 450 and Underwood Road. The remainder of Greater Crofton will be rural or low density subdivisions of at least 2 acre lots. Buildout of northern Crofton is envisioned within the next 10-15 years, along with limited infill development within the original Triangle and existing PUD projects. A mixture of single family detached housing and townhouses will occur where public utilities are available.

In the rural/agricultural areas, cluster development will be encouraged to minimize impact on sensitive watersheds and steep slopes.

Circulation System: Roads and Pathways

No new roads are anticipated, however some existing routes will be extended or upgraded to handle a modest increase in traffic as buildout and infill occurs. Riedel Road will be extended to Waugh Chapel Road, completing the arterial system in North Crofton. Regional traffic should be diverted to the extent possible, however major highways such as MD Route 3 and US 50/301 will continue to increase in volume as a result of metropolitan growth in population and employment. Within the foreseeable future, grade-separated intersections are anticipated along Route 3 at MD 424 and MD 450 which will relieve severe congestion problems. Traffic circles may be introduced at key intersections along MD 424 to better control these crossroads and improve safety by slowing traffic flow. They will also serve as important gateway elements and strengthen community identity.

Scenic and historic roads in the area will be preserved in their current state with only limited widening of shoulders and other safety improvements.

In the more urban area of Crofton, a pedestrian and bike trail system is envisioned;

generally along existing roadways, which will safely connect the various neighborhoods with schools, playfields, shopping areas and employment centers.

Activity Centers: Traditional Center: Country Club and Village Green

Provide for infill development, expand Clubhouse facilities with possible Town Hall space included or on related site.

Reinforce community oriented uses at the Village Green, including convenience commercial, restaurants and professional offices.

Route 3 Center and Post Office area

Provide cohesive mixed-use development with improved access for local retail and service needs, also convenient to abutting employment center between Cronson Boulevard And MD Route 3.

Expand retail and office uses to the south, relating to existing pond and major parkland along the Little Patuxent River Valley.

Provide an overpass linkage over MD Route 3 connecting to the Village Green and Crofton Parkway. This will provide for safe and convenient access between the two activity centers, for both vehicular and pedestrian use.

Community Shopping Centers: Route 3 at MD 424

Together they comprise a sub-regional commercial complex of over 400,000 sq.ft. serving the Greater Crofton population, Odenton/Gambrills and Crownsville areas.

Improve Crofton's major commercial node, by upgrading of the K-Mart Center and introducing new services and office use. A revitalized shopping area with popular restaurants and entertainment uses, perhaps an expanded theater complex, all within walking distance of several hundred Crofton residents and easily accessible to regional traffic is

envisioned.

Complete the development of Crofton Station as an attractive community shopping area with ancillary infill uses, and improve the pedestrian/bicycle access from the surrounding neighborhoods to serve as an anchor to Crofton’s proposed “Main St.”, MD 424.

Local Centers

Local centers are smaller commercial nodes, located at the edges of Crofton which serve the population within the Triangle and surrounding area.

Upgrade Hopkins Place to better provide for convenience shopping and service needs of the northern Crofton community.

Improve the existing Priest Bridge Center and local retail area to the north of MD 450 to better serve the Crofton Triangle and abutting employment center. Provide safer access and pedestrian linkages within the area.

Expand existing commercial use at Staples Corner and achieve a unified plan for convenience retail and service uses with some professional offices serving the lower Crofton Triangle and nearby rural subdivisions to the south and east.

Community Centers: Schools, Library and other Public Facilities

The Middle School site along MD 424 will become a major focus of community activity. An expanded educational complex is envisioned to include a second middle school and new high school. These facilities would be used for public assembly and various community functions serving the greater Crofton area.

The four Elementary School sites would also serve as local neighborhood centers, with space for meetings and group activities, as well as recreation.

A multi-use Community Center is to be established at the designated library site, at MD 424 and Riedel Road. A coordinated site plan should accommodate recreation and other facility

needs in a convenient central location between the Triangle and north Crofton neighborhoods.

An expanded activity center is envisioned around the Village Green with linkage to the Golf Clubhouse, possible hotel and conference facilities, and may include a new Crofton Town Hall site.

Parks and Open Space: Active and Passive Recreation; Natural Environmental Areas

The Concept Plan reflects extensive open space for organized recreation and passive use, while floodplains and wetland areas are to be preserved in a system of stream valley parks related to the Patuxent, Little Patuxent, and North River watersheds. Analysis of steep slopes and buffer requirements is provided in the Natural and Historic Resources chapter. Various guidelines are proposed to minimize the environmental impact of development and preserve rural character in the area.

Existing County parks are incorporated into the plan as major elements. These include improved recreational facilities such as Crofton Park and the Bell Branch Athletic Complex. The extensive floodplain along the Patuxent River Valley and abutting County and State parkland form a potential greenway system, framing Crofton's western edge. In conjunction with commercial development along Route 3 just west of the Crofton Triangle, about 100 acres of stream valley open space has been proposed for parkland with public access. This could serve nearby residents of Crofton and regional needs.

Golf courses also constitute an important element of integral open space in Crofton. Together the Crofton Country Club and Walden courses preserve and enhance nearly 400 acres of land. They not only serve recreational needs for resident members, but also provide visual relief within the fabric of the surrounding communities.