

Plan Concept

The Plan Concept for the Edgewater/Mayo Small Planning Area is for revitalization of existing commercial areas along Mayo Road, MD 2, and the Pike Ridge Road triangle to serve the nearby residential communities. The Plan Concept also includes service roads on the east and west sides of MD 2 to help facilitate the flow of traffic to local businesses. Connections to all parts of the Edgewater and Mayo area, especially local and community parks, will be by bicycle and pedestrian trails. The character of the Mayo peninsula will be maintained as low-density residential.

Commercial Revitalization

Mayo Road and MD 2 are two of the busiest roads through the Edgewater/Mayo area. They are also the most developed commercial corridors in the area. These two roads constitute the central business district of Edgewater. Their continued vitality is important to the health and stability of the area. The Small Area Plan calls for improvements along these two corridors.

Along MD 2, improvements to the road began in 2000. Sidewalks, street trees and a bike lane are planned for this roadway from the South River to just south of Pike Ridge Road. With these public improvements comes an opportunity for business owners to improve building facades, signage and parking; and to reduce the number of curb cuts by interconnecting driveway and parking facilities; and to create an attractive gateway to South County. While this Small Area Plan does not provide specific details of such a plan, property owners, community volunteers and County staff should take the initiative to make this happen.

On the Mayo Road corridor from MD 2 to Stepneys Lane, and especially from Oakwood Road to Stepneys Lane, there is an opportunity to create a true village center for Edgewater, within walking distance of hundreds of residents. It is envisioned that Mayo Road could become a pedestrian friendly roadway through the “center of town,” with sidewalks forming buffers between businesses and on-street parking. On-street parking would be supplemented by convenient off-street parking areas adjacent and to the rear of businesses, interconnected by internal driveways and service roads. As with MD 2, there would be opportunities for businesses to make improvements to their building facades and signage.

The Pike Ridge Road commercial area, a triangular area formed by MD 2, MD 214 and Pike Ridge Road, provides another opportunity for commercial revitalization. With homes on the west side of the triangle and a shopping center on the east side, it is envisioned that this area can link the two, with complementary uses, such as housing and offices, located in between.

Service Roads

Service roads are a key concept in the Edgewater/Mayo Small Area Plan. It is envisioned that

service roads will be constructed along the west side of MD 2, from Virginia Avenue to Pike Ridge Road and on the east side of MD 2 between Mayo Road and Pike Ridge Road. These service roads should be designed as low speed, two lane local roads serving neighborhood businesses and residents. They will allow local traffic to get around the busier main roads, such as MD 2. These service roads can be created through the use of easements and rights-of-way.

Bicycle, Pedestrian and Transit Connections

The Edgewater/Mayo area has an abundance of public parkland, but little in the way of bicycle and pedestrian access to these natural areas. All along the peninsula there are parks such as Edgewater Park, the School Complex, Loch Haven Park, South River Farm Park, and the Beverly-Triton Beach Park. South River Farm Park and Beverly Triton Beach Park are currently open, but limited to permit holders only. Plans for Beverly-Triton are being developed. It is envisioned that safe, convenient pedestrian and bicycle access can be provided all along the peninsula.

With the future improvements planned for the Londontown Archaeological Area, there is also an opportunity to provide some form of local transit within the planning area as well as regionally from outside the planning area, such as from Annapolis and South County. This would include residents from the Edgewater and Mayo areas taking advantage of local weekend shuttle service from points within the planning area to points outside, such as the Annapolis Mall, Downtown Annapolis, the BWI Airport and other destinations.

Residential Communities

The planning concept for the future envisions maintaining the character of the area in general. The goal is to provide a balance of housing types in the planning area that is in keeping with the character of the area. Residential communities in Edgewater will include a mix of low density communities of single family homes and medium density communities closer to the MD 2 commercial corridor. Additional townhouse development in the future should be discouraged. The Mayo area, on the other hand, is spread out in a more suburban/rural pattern of development and will continue to maintain low development densities. Services in this area should be located at already existing commercial nodes along MD 214.