

## **Chapter 6**

### **Plan Concept**

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#### **Severna Park Village Center**

The Severna Park Mall and immediate properties on the east and west sides of Ritchie Highway form the Severna Park Village Center. The Village Center is envisioned as a Mixed Use Commercial area, combining retail uses with residential, office and public open space providing easy access between these areas by car, foot and bicycle.

#### **Community Commercial Needs**

Two areas were identified for new commercial development or redevelopment in the Severna Park planning area. The MD 2 and MD 10 intersection was selected as a location for new community commercial and the corridor along Veteran's Highway was selected as an area for commercial revitalization.

At MD 2 and MD 10, the concept is to provide community commercial services with limited access using a new common access service road. The location at MD 2 and MD 10 is appropriate for commercial land use for several reasons. Part of the area is situated within the MD 10 noise zone which makes the area less conducive for residential use. Also, the area could be easily serviced by bus transit since it is located at the intersection of two major arterial roads. The location is also accessible by the B & A Trail. The area could offer convenient commercial uses for the northern section of the Greater Severna Park Area, particularly those residents located west of Ritchie Highway around the proposed East-West Blvd.

There is also a need for revitalizing existing commercial areas. The area along Veterans Highway is recognized as one of those areas. The concept is to combine redevelopment with some new infill commercial development along Veteran's Highway that will serve the residents of the western part of the Severna Park Planning Area. This commercial area would include professional offices, community commercial services, restaurants and shops. New commercial infill development would be located at the northeast corner of Benfield Road and Veterans Highway. This location is a gateway into Severna Park. The Plan proposes that this property be designated as commercial land use and zoned C1 and C2.

#### **Environment:**

The Plan encourages revitalization of the Bay and makes recommendations regarding landscaping, planting and preserving natural wetland habitat. The Plan encourages the concentration of growth in revitalization areas and in commercial nodes that limit sprawl and offer alternative means of

transportation. The Plan also recognizes the need to reduce the existing impervious areas in the Village Center area, to help improve the water quality of nearby creeks and streams.

### **Community Facilities:**

Greater Severna Park has sufficient community facilities to meet current needs, but will require additional facilities to meet the community needs up to the year 2020. The community school feeder system is considered one of the best in the county and every effort should be made to not only maintain that quality but to also improve upon it. The Greater Severna Park Area has some of the County's premier parks, such as the Kinder Park, which offers both active and passive recreation. Kinder Park also gives the community a historical perspective and allows people an opportunity to do some gardening. The Plan proposes establishment of a park that would offer water access to the community. It is important that the new Village Center have a park like "village green" that can be used as a community gathering place. Realizing that the area's B&A Trail is one of the best bike trails in the state, the Plan contemplates improved connections between parks and other community facilities and activities.

The Plan recommends expansion of cultural arts programs, in particular, the programs at The Community Center, and the development of a Cultural Arts Center within the Village Green. This center could seat a minimum of 400 people and would be used for concerts, theater, symphonies and lectures. The facilities could also offer training in the arts for young people and adults. All of these uses would be connected through sidewalks, bike trails, and shuttles.

### **Transportation**

A local shuttle, or jitney system will provide transportation between neighborhoods and commercial centers. The jitney system will be especially useful to non-drivers, teenagers, seniors and handicapped persons. The Severna Park Small Area will also be characterized by a pedestrian system that allows for safe and easy access between neighborhoods and commercial areas, particularly areas that cross Ritchie Highway. Incorporated in this would be a connective series of sidewalks, bike-paths and pedestrian overpasses where appropriate.

### **Open Space Network**

The Open Space Network consists of existing environmental features as well as open space needs, and linkages or connections. The Open Space Network should include provisions for human needs as well as needs for environmental protection. Essentially, this means the inclusion of parks for active recreation, green space (both natural and man-made) for its visual and buffering value, and trails for recreation and transportation.

Active recreation areas may be located adjacent to the Open Space Network. Historic sites and significant natural features can also be a part of the Open Space Network. Where possible, schools and other community facilities should be located adjacent to the network. The Open Space Network is intended to serve the objective of providing a portion of the pedestrian and bicycle circulation system, linking public facilities, commercial areas, employment areas, and residential areas. The trail system will provide the linkage needed to the B&A Trail.