

HISTORIC JESSUP/HANOVER VISION



Creation of Plan

Over the period of several months, members of The Jessup Improvement Association met with a goal to present Anne Arundel County of a vision we would like to see for the future of our community. The Jessup Improvement Association is a non-profit dedicated to improving the quality of life in the Jessup/Hanover area. Included in this report are:

*Characteristics of the community

- Boundaries
- History
- Roads
- Homes and residences, historic properties
- Commercial districts

*Zoning

*Septic

*Soil information

*Traffic

*Storm Water Management

*Federal Aviation

*Rail transit

*Conclusions

Characteristics

Boundaries - For the purpose of this report the boundaries of the Historic Jessup/Hanover Community is defined by Rt. 100 to the North, Rt. 295 to the East, the Howard County/Anne Arundel County boundary to the West, and Rt. 175 (and bordering property) to the South.

History - Mary Briggs, a citizen who researched and wrote much of the Jessup history, traced it's past to the 1700's, where neighbors have witnessed:

1. The first trains to enter Washington, DC.
2. Preparation for the sending of the first telegram in the world.
3. Lincoln's Funeral Train on the way to New York.
4. The Freedom Train.
5. Horse-drawn fire engines transported in freight cars from Washington to Baltimore to fight the great Baltimore Fire in 1904.
6. Many troop trains during the American Civil War and World Wars I and II.
7. Various types of locomotives – wood burning, coal burning and diesel motors (first used in 1935). Jessup MD was one of three main stations between Baltimore and Washington

It has been accepted that Rt. 175 was originally an Indian trail and used by George Washington when traveling to Annapolis. Vehicular traffic came with the railroad and the road was paved in 1929.

We are a diverse community of old and new homes, with residences brought together by our close proximity to Ft. Meade, Washington DC, and Baltimore City. Within this approximately 3 miles by 1-mile area are horses, goats, chickens, pigs, guineafowl, in addition to the normal dogs and cats. There are small farms, single family homes and four 'cluster housing' communities that are new to the area. We have 2 community park/recreational areas and Jessup Elementary School is located within this boundary.

Roads

*Rt. 175 (State Road) – East/West from Howard County to Rt. 295. This road is one lane in each direction from the west side of National Business Park to the Howard County line.

•The following roads are 1 lane in each direction with no shoulders, and sharp curves. These roads connect the community to the main road of Rt. 175 to the South, Rt. 1 to the West, and Rt. 100 to the North

Major Roads

Dorsey Avenue – East-West from Howard County to Race Road

Forest Avenue – North-South from Dorsey Road to the traffic Circle of Montevideo Road and Wigley Avenue

Montevideo Road – East-West from Howard County to Race Road

Race Road – North-South from Dorsey Road to Rt. 175

Wigley Avenue - North-South from traffic circle of Montevideo Road and Forest Avenue to Rt. 175. *This road has been designated by AA County as a 'scenic and historic' road.*

There are 14.25 miles of public roads and 2.8 miles included within the 4 cluster home communities.

Homes, residences, historic properties

The four new 'cluster' communities

Forest Creek:

Waterbury Forest

Arundel Woods:

Shipleigh Meadows:

The Historic Jessup/Hanover community consists of 559 homes on approximately 944.88 acres of land. The four new cluster developments increase the number of homes by 175 for a total of 734 homes.

In addition, two future communities, Magnolia Creek and Chestnut Avenue Property, have or is close to receiving final sketch plan approval and will bring the total number of homes to 877. The development process will remove approximately 49.23 acres of forested and green space.

There are 2 historic homes in our community. The ASA Linthicum House and the George Warfield House. There are 3 Churches; Gideon House of God, Lighthouse Chapel, and Jessup Baptist Church.

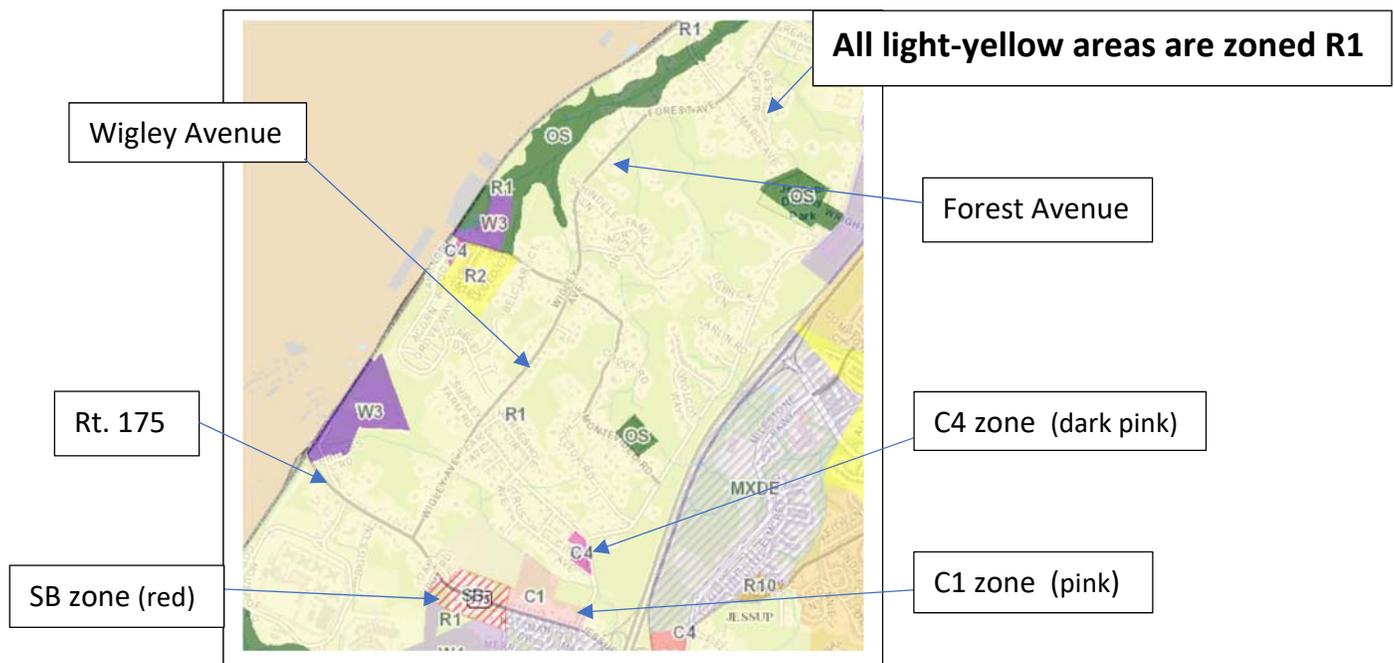
Commercial Areas – There is approximately 15 acres of commercial districted land as described in the section 'Zoning'.

Jessup Elementary School is located within our community and comprises 31.8 acres of property.

Zoning

With the exception of homes on Montevideo Court all residential districts are zoned R1 (1 home per acre.) Montevideo Court is zoned R2 (2 homes per acre.) There are 2 recreational parks. Jessup/Dorsey Park on Race Rd. has a basketball court, 2 tennis courts, a playground, a covered pavilion and consists of 21.42 acres. Jessup Park is on Montevideo Road. It has a small playground, a ball field, and is 6.3 acres.

The Historic Jessup/Hanover district is, in some places bordered by commercially zoned property. There is a small area of commercial C1 zoning along Rt. 175 from National Business Park, east towards Rt. 295. There is a transitional SB zone along Rt. 175 as a buffer between The National Business Park, South of Rt. 175 and the R1 residential homes along Rt. 175 and to the North. There is a small W4 area to accommodate a long-standing business at the intersection of Race Road and Orchard Avenue.



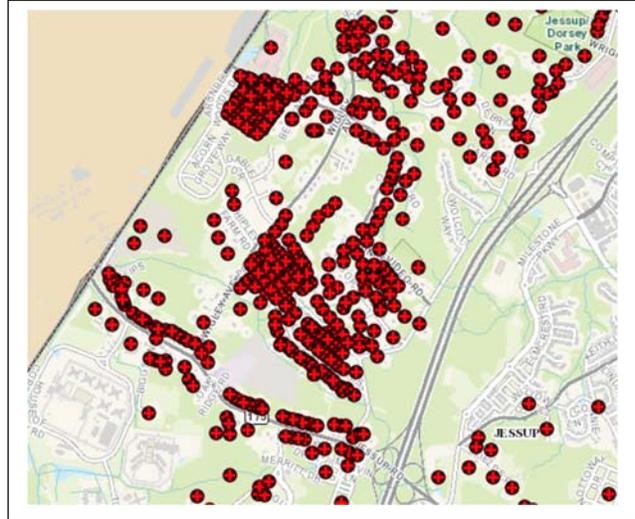
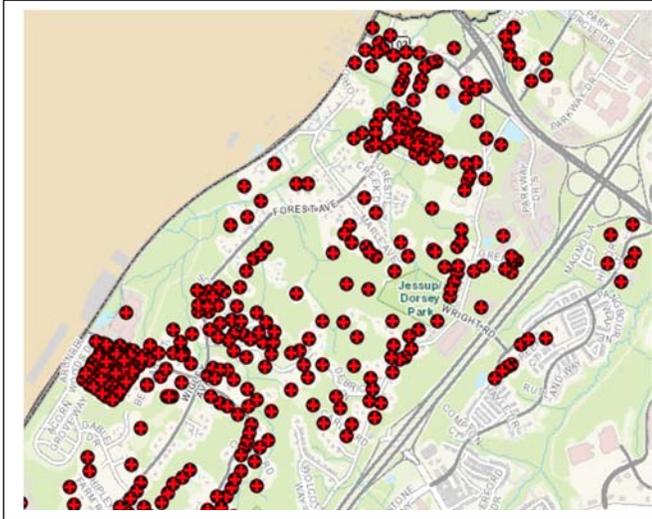
There is a W1 zoned area along the Northeast portion of Race Road and the intersection of Wright Road. Dorsey Road also has some commercially zoned property as well as portions of Ohio Avenue as it intersects with Dorsey Road. There is commercial property at the end of Old Jessup Road that borders the Railroad Tracks and is the dividing line between Anne Arundel County and Howard County.

A poll, by mail, of taxable properties along Rt. 175, from Wigley Avenue to the Howard County Line, was taken to ask properties owners of their zoning desire. The majority of homeowners expressed their desire to remain zoned R1.

Septic

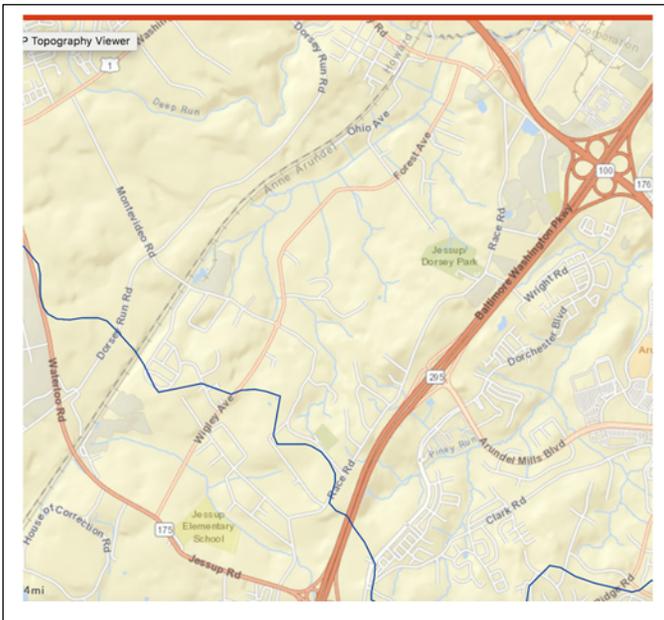
With the exception of 4 new cluster developments, Forest Creek, Waterbury Forest, Arundel Woods, and Shipley Meadows **ALL homes are currently serviced by septic systems.**

All home are serviced by public water.



Although, this map was printed directly from the AA County Website the information is not correct. An example is 16 homes along Wigley Avenue and Gina Nicole Court and Lane. These homes were built between 2011 and 2016, are on septic, and **NOT** included in the map.

Soil Information



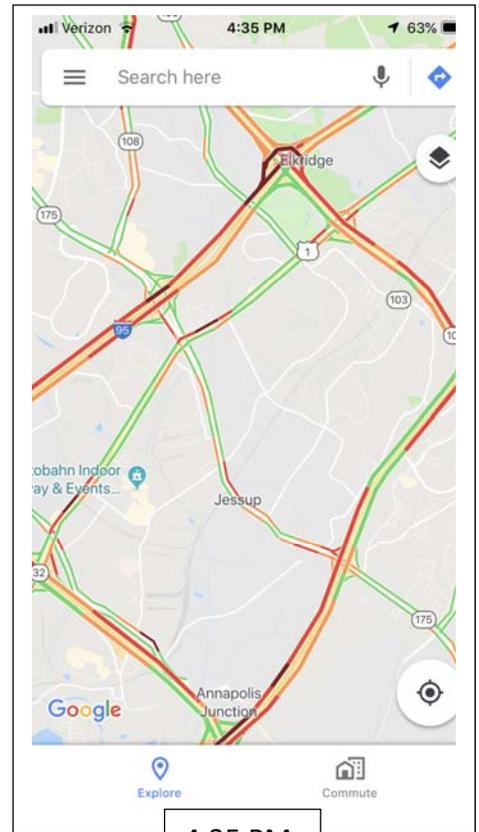
Throughout the community the soil has clusters of clay and sand.

Traffic - The neighbors in this community have serious concerns regarding the traffic on our roads. This community is within close proximity to seven prisons, correctional institutions, and detention centers that contribute to the rush hour traffic. Furthermore, National Business Park has 2 entrances, one directly on Rt. 175. As Routes 32, 295, and Rt. 100 become bottlenecked during peak hours, traffic diverts through our neighborhood streets. As our streets are small, with no shoulders and sharp curves, safety is a paramount concern.

As the High's gas station has now expanded, adding diesel gas pumps, located on Rt. 175 at the intersection of National Business Park we can expect to see additional truck traffic along this route.

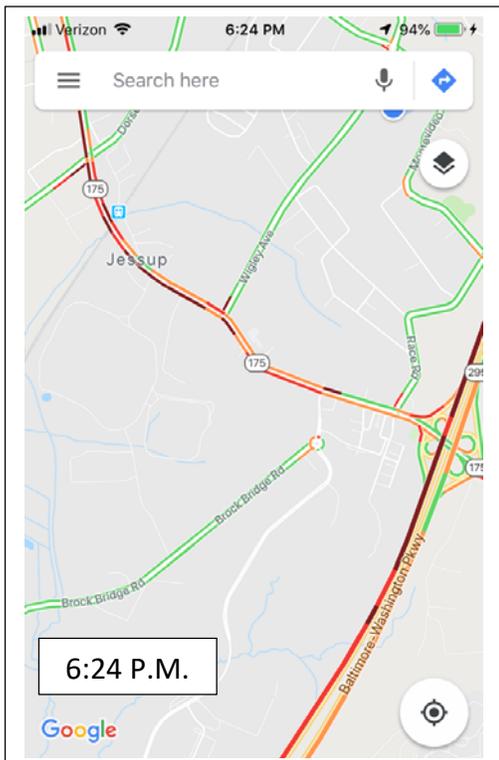
In addition, Elm Street Developers has informed us of a contract they have signed to build a Panera Bread on Rt. 175, next to the Jessup Post Office bringing more traffic to an already congested portion of Rt. 175, These two business are way outside of the scope of the last small area plan for this area.

It is our understanding that a median strip will be added to the section of Rt. 175 (from Rt. 295 to National Business Park) forcing traffic to be 'right turn in and right turn out only. For those desiring to travel east on Rt. 175 they will be forced to turn right, turn right again at Wigley Avenue, go north to the traffic circle to turn and go south, Then, when arriving once again to Rt. 175 they can turn left to travel eastbound on Rt. 175. This will put additional strain on Wigley Avenue. We see this traffic pattern now as it's almost impossible to turn east from the north side of Rt. 175. The same is true for those desiring to go West from the south side of Rt. 175. Those people must first turn east and cut through the Shannon's Elm apartments to either turn around and exit at the traffic light, go through the apartment complex, or be forced to go South on Rt. 295.



4:35 PM

People are using our small streets to avoid Rt. 295, Rt. 175, and Rt. 1. We have seen cars from Rt. 175 use Race Road, Orchard Avenue, Citrus Avenue, Montevideo Road, Forest Avenue and Wigley Avenue, to avoid backups.



6:24 P.M.



Wigley Ave headed south to Rt. 175 in the AM waiting for the traffic light.

Storm Water Management

As the new communities arrive in Historic Jessup/Hanover we have seen an increase in flooding in our neighborhood. While comparing AA County TOPO maps from 1984 and the most recent maps dated 1996, we have noticed intermittent streams beds that appear on the 1984 maps have disappeared on the 1996 maps. We have serious concerns about the accuracy of information engineers are using.

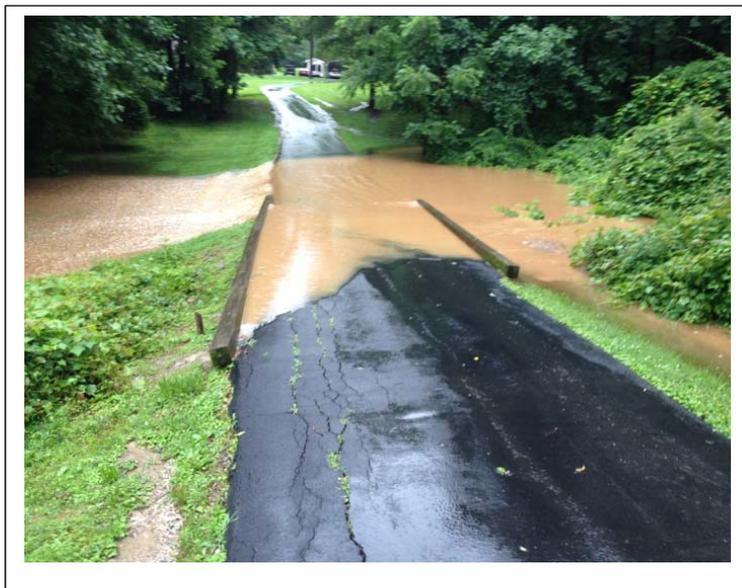


Forest Avenue



Traffic circle-Wigley, Montevideo, Forest Ave.

Small stream channels can become ephemeral streams. Ephemeral can become perennial and some areas that were intermittently wet can become bogs.



Grading and storm water management in a new community is directing water flow to a small stream channel creating a perennial stream drowning out a neighbors' driveway when it rains.

Current storm water systems may not be working causing unintended erosion due to the underlying soil.

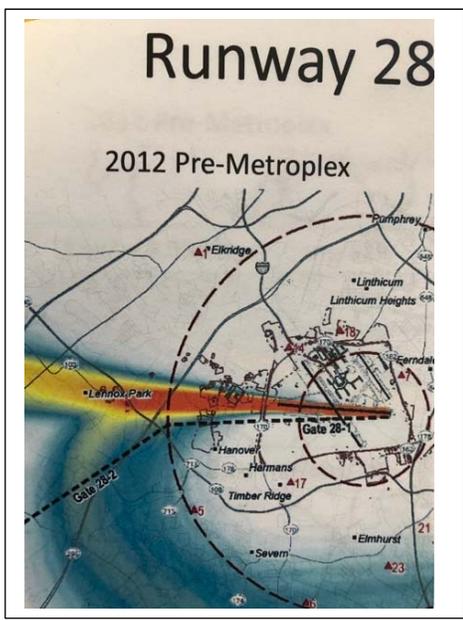


This property borders Historic Jessup/Hanover & Howard County and is on the HC side.

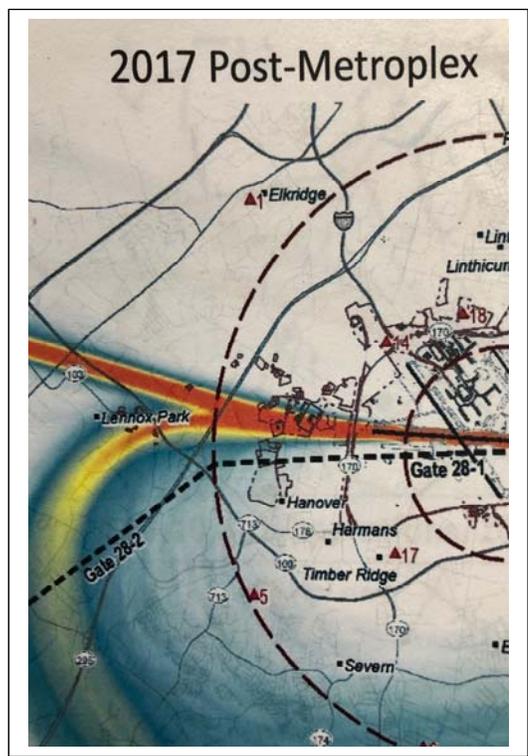


Federal Aviation

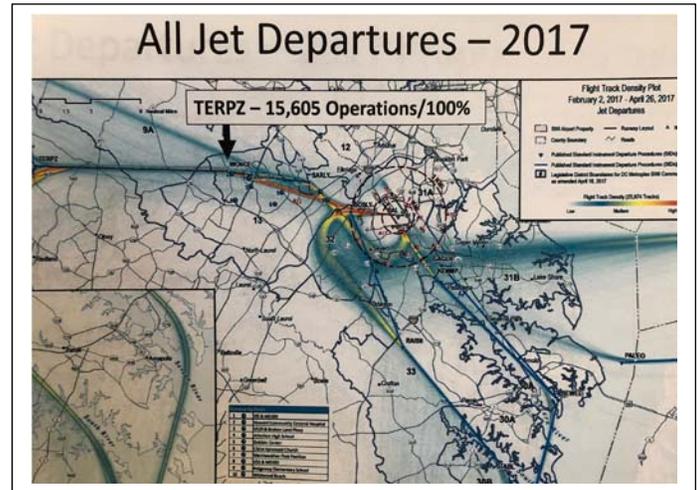
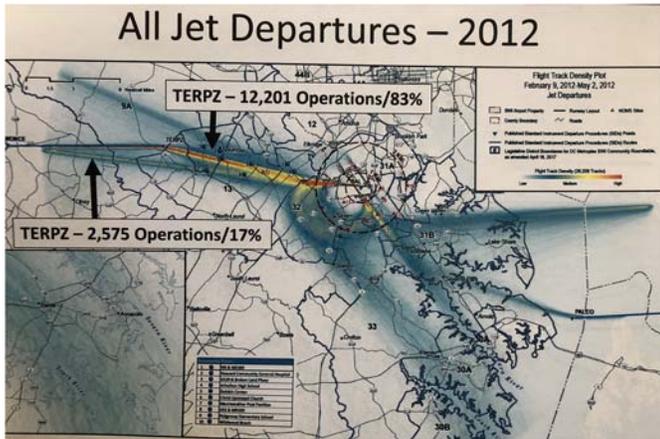
The Historic Jessup/Hanover community has always heard air traffic from BWI airport. Although there are low flying aircraft crossing from Howard County over Rt. 1 to land at BWI most of the noise comes from departures using runway 28 going south. After NextGen, Metroplex was installed the aircraft noise has increased to unrepresented volumes due to lower altitudes and the concentration of aircraft.



Blue lines represent the disbursement of aircraft departures prior to the implementation of Metroplex. Yellow represents a larger concentration and red the most concentration.



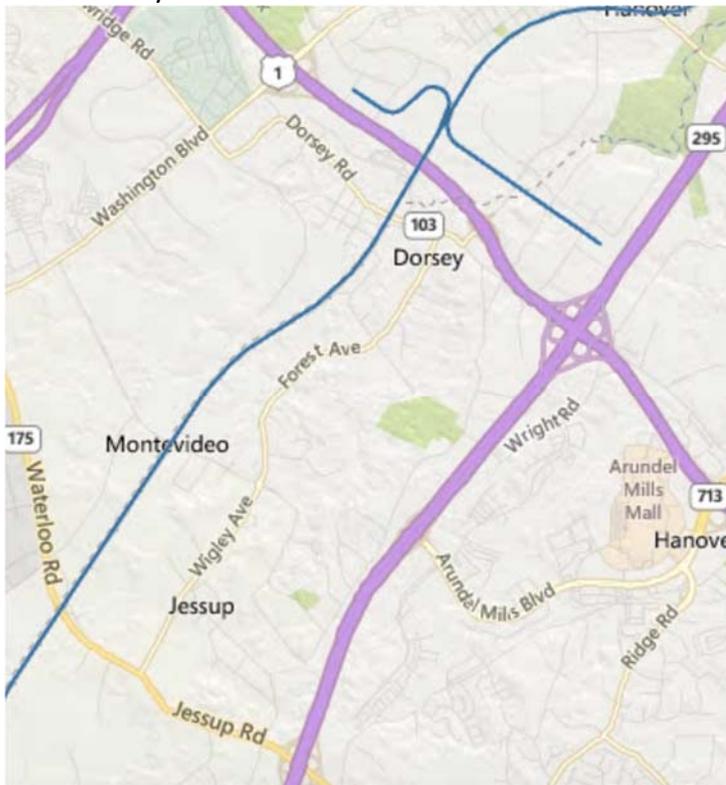
Post Metroplex the yellow representing the most concentration means those living under this "highway in the sky" could see flights every 90 seconds an at a lower altitude.



After Metroplex in addition to traffic from runway 28 south we are experiencing traffic from runway 15 from flights as they take off to the south and turn to go north and northwest.

Railroad

The Historic Jessup/Hanover community has always been in close proximity to the railroad track and active train activity.



In addition to freight trains there is commuter traffic from the Marc trains. Neighbors hear the trains as they travel, and the train whistle as it crosses Montevideo Road. Neighbors living along the tracks will hear the trains as they idle 24/7.

Conclusion and Call For Action

The community of Historic Jessup/Hanover although small in size is large in heart and community spirit. There are areas with four generations of family members having lived here all their lives, side by side with new neighbors coming to Historic Jessup/Hanover from all over the United States. We have challenges with environmental stresses like airplane noise, railroad noise, congested traffic, and flooding. Even with these issues, we relish and enjoy our green spaces, trees, and the 'rural in character' nature of our beautiful community. Our neighbors have small farms with horses, goats, chickens, guinea fowl, etc. **The community would like to retain its RURAL CHARACTER.**

Storm Water management is of upmost concern to the community. Many neighbors living along interment & perennial streams, and stream channels are suffering the effects of erosion and flooding. Some have seen flooding to their homes and septic systems caused by the construction of new communities. Our roads are flooding and at times unpassable. We fear additional building will exasperate these problems. **We would like AA County will acknowledge, address, and correct this issue prior to ANY additional construction.**

We have seen discrepancies on maps and information currently used by AA County and therefore would like to see an evaluation of the information used to determine natural resources, traffic analysis, density, and studies on crime before any building in this area is approved. We feel it realistic to expect that any future development will not adversely affect current residences due to inaccurate information. **All County records and maps should be updated and accurate.**

Residents living along Route 175, which is mostly one lane in each direction, contend with truck noise 24/7 and traffic congestion during peak hours. It is their desire to remain in their homes and residents living nearby understand that changing the zoning without fixing the infrastructure would be disastrous. **It is important to us that Rt. 175 (Jessup Road) remain SB (small business) where it is currently zone SB and R1 (one home per acre) where it is currently zoned R1.**

The construction of the new Elementary School is exciting for everyone and we look forward to its opening. There are 2 issues we would like to address here. 1) The school sits on almost 32 acres of land. **It would be advantageous if walking paths could be made with the remaining undisturbed wooded portions of this property.** 2) As of today, the construction office for the building project is what neighbors refer to as the Old YMCA building. Some remember this as their school prior to building Jessup Elementary School. At the completion of construction, **this building would be a perfect location for a senior/youth center.** Both of which are lacking in our community. If this building is not habitable when the construction is finished, this would be a **great location for a handicapped playground or skateboard park as these resources are not nearby.**

We love living in the Historic Jessup/Hanover area because of its historically rural characteristic and hope it remains so, a jewel of Anne Arundel County.

All statistical information was gathered with AA County and Maryland State records.

<https://www.aacounty.org/county-maps/>

<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>