



# Howard County


## Internal Memorandum

HOWARD COUNTY COUNCIL  
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2012 SEP 27 P 4: 07

**Subject:** Testimony on Council Resolution No. 143 - 2012  
Resolution for the Closure of a Lynx Lane

**To:** Stephen LeGendre, Executive Secretary  
County Council

**From:** James M. Irvin, Director   
Department of Public Works

**Date:** September 27, 2012

The Department of Public Works has reviewed the proposed legislation concerning the closing of Lynx Lane. In accordance with Section 18.204(g) of the Howard County Code, the department is required to develop a report of the closing of Lynx Lane. The Department's findings are as follows:

1. The Department of Planning and Zoning (DPZ) has reviewed the road closure and supports the proposed closure as part of a revitalization and redevelopment of Wilde Lake Village Center. DPZ has indicated privatization of the road will allow for enhancement of the pedestrian streetscape. On May 3, 2012, the Howard County Planning Board recommended approval of Zoning Board Case No. 1096M anticipating the closure "to further the potential for a more creative and pedestrian -friendly streetscape design".
2. The Department of Public Works has reviewed the legislation and the following is provided:
  - a. Howard County, Maryland is the fee simple owner of Lynx Lane by deed dated January 21, 1969, and recorded in the Land Records of Howard County, Maryland in Liber 503, Folio 213.
  - b. The road right of way is approximately 50 feet wide and .14 miles in length. The road closure was posted on Wednesday September 12, 2012.
  - c. The Traffic Engineering Division evaluated the closure with respect to pedestrian and vehicular traffic circulation. Lynx Lane was constructed to serve a commercial area including Wilde Lake Village Center. The road provides access between Twin Rivers Road and Cross Fox Lane. Alternative routes include Twin Rivers Road to Cross Fox Lane. There are twelve drives to commercial parking lots located along Lynx Lane.

The paved and curbed roadway measures approximately 29 feet wide and 778 feet long. There is existing sidewalk the entire length of Lynx Lane on the west side and a small section of sidewalk on the east side. Lynx Lane, with a posted speed limit of 25 mph, serves as a walking route for students of Wilde Lake Middle School and Wilde Lake High School. There are two existing crosswalks on Lynx Lane. A County maintained school flasher and traffic signal facilities to serve the intersection of Lynx Lane and Twin Rivers Road are located within the road right of way. There has been one reported crash in 2010 involving a bicyclist running into a car. There is no record of traffic volumes.

Stephen LeGendre  
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September 27, 2012

d. The Bureau of Utilities has indicated there are no public water and sewer facilities within Lynx Lane.

e. Council Resolution No. 153-2012 to surplus the roadbed has been submitted to the County Council for consideration. Upon approval, the roadbed will be transferred to the Wilde Lake Business Trust. The transfer will be subject to easements for the County's existing traffic facilities and for existing phone, gas and electric facilities maintained by the Baltimore Gas & Electric Company and Verizon.

3. The attached Memorandum to Stephen LeGendre, Executive Secretary, County Council, indicates that the adjacent property is owned by Wilde Lake Business Trust, and Star KFC Realco Two, LLC. Other nearby owners include the Columbia Association, Inc, the Wilde Lake Interfaith Religious Center, and the Board of Education of Howard County.

4. The Howard County Police Department has evaluated the proposed closing and indicates that the closure will have no adverse impact on public safety or traffic conditions.

5. The Department of Fire and Rescue Services has evaluated the proposed closing and indicates that the closure will have no impact on the services provided by the department subject to the requirement that access to all structures and proposed structures within the village center is maintained at all times thru a 24' wide private road or a 20' wide Fire Department access road restricted to emergency vehicle use only.

In conclusion, the closure will not have any adverse effect on public safety or convenience to the commercial community. The Department of Public Works supports the legislation to close Lynx Lane subject to the maintenance of access for emergency vehicles. The department recommends that the County retain ownership to Lynx Lane until such time as the following items have been accomplished:

1. Reservation of any easements for the County's traffic facilities including a school flasher, BGE's existing gas and electric facilities, and Verizon's telephone facilities.

There will be no fiscal impact to the County. The petitioner will be required to file all necessary subdivision plans, site development plans and developer agreements with the County and perform all construction activities.

Should you have any questions concerning this matter, please contact me on Extension 4401.

JMI/ck

Attachments

cc: Jennifer Sager, Legislative Coordinator  
Marsha S. McLaughlin, Director, Planning & Zoning  
William F. Goddard, Fire Chief  
William J. McMahan, Chief of Police  
File

tar/legislation/road closures/LynxLane/-testimony

TJPC

# Howard County

*Internal Memorandum*

**Subject:** Closing of Lynx Lane

**To:** James M. Irvin, Director  
Department of Public Works

**From:** Marsha S. McLaughlin, Director *ms-l*  
Department of Planning and Zoning

**Date:** September 7, 2012

The Department of Planning and Zoning supports proposed Council Resolution \_\_\_ - 2012 to close Lynx Lane, as shown in Exhibits A and B, in accordance with §18.204 of the Howard County Code.

The proposal is submitted in conjunction with the revitalization of the Wilde Lake Village Center to support redevelopment of the site. Privatization of the road will allow for the enhancement of the pedestrian streetscape and re-organization of the site.

On October 27, 2010, the Howard County Design Advisory Panel reviewed the design guidelines for this revitalization project and on May 3, 2012, the Howard County Planning Board recommended approval of Zoning Board Case No. 1096M, both of which anticipate a request for the closing of the public right of way to further the potential for a more creative and pedestrian-friendly streetscape design.

***Fiscal Impact***

There is no immediate fiscal impact associated with adoption of this Council Resolution.

- c: William J. McMahon, Chief, Howard County Police Department
- William F. Goddard, III, Chief, Howard County Department of Fire and Rescue



# Howard County

*Internal Memorandum*

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**Subject:** *Closing of Lynx Lane*

**To:** *James M. Irvin, Director  
Department of Public Works*

**From:** *William Malone, Bureau Chief  
Highways-Department of Public Works*

**Date:** *September 24, 2012*

As requested by your office we have posted the Notice of Public Hearing signs concerning the closure of Lynx Lane with the hearing date of October 15, 2012 at both approaches of Lynx Lane with Twin Rivers Road and Cross Fox Lane on Wednesday September 12, 2012.

Lynx Lane has the following characteristics:

- Lynx Lane between Twin Rivers Road and Cross Fox Lane serves an established commercial area.
- The paved curbed roadway is 29 feet wide and 778 feet long and curbed on both sides for its entire length. Access at Twin Rivers Road is controlled by a signal. Access at Cross Fox Lane is controlled by a stop sign.
- There is a 4 foot wide sidewalk for the entire length on the west side and small section of sidewalk on the east side on Lynx Lane.
- An alternative route would be Twin Rivers Road to Cross Fox Lane or Twin Rivers Road to Trumpeter Road.
- There are twelve drives to parking lots to the commercial establishments along Lynx Lane.
- There is no record of traffic volumes.
- Lynx Lane is part of a walking route to Wild Lake High School for students who live north of Twin Rivers Road. There is a flashing school zone beacon and two existing crosswalks on Lynx Lane for the commercial businesses. There are also crosswalks at both ends of Lynx Lane to cross the major roadway.
- Speed limit is posted at 25 mph.
- Access to Lynx Lane will be required for any business still in operation.
- There was one recorded crash in 2010 concerning a bicycle running into a car. No additional accident information is available.

If you have any questions, please do not hesitate to contact me at ext. 7470.

## Katenkamp, Carl

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**From:** Hackett, Tina  
**Sent:** Friday, September 21, 2012 11:05 AM  
**To:** Katenkamp, Carl  
**Subject:** FW: Lynx Lane Closing

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**From:** Campbell, Don F  
**Sent:** Friday, September 21, 2012 10:49 AM  
**To:** Hackett, Tina  
**Cc:** Gerwin, Stephen; Welty, Jeff; Campbell, Don F  
**Subject:** Lynx Lane Closing

Hello Tina,

I am responding to the memorandum dated September 4, 2012 to Steve Gerwin requesting information relative to public water & sewer utilities that may be located in the Lynx Lane area, which is scheduled to be closed.

There are no public water and sewer utilities within the limits of Lynx Road that will require public utility easements. Our system records show that there is a short segment of 3-inch water line along Lynx Lane that was either (1) constructed and then abandoned by the developer, or (2) never constructed. Neither case requires a public easement.

Should there be any questions, I may be contacted at ext. 1438.

*Don Campbell, P.E.  
Howard County DPW/Bureau of Utilities  
Technical Support Division  
8250 Old Montgomery Road, Columbia MD 21045  
ph. 410.313.1438; fax 410.313.4919*



# Howard County

## Internal Memorandum

**Subject:** Proposed Council Resolution to Close Lynx Lane  
Revised Verification of Adjacent Property Owners

**To:** Stephen LeGendre, Executive Secretary  
County Council

**From:** Tina D. Hackett, Chief  
Real Estate Services Division



**Date:** September 4, 2012

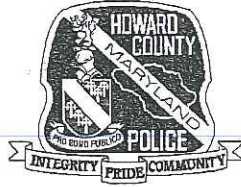
The following information is provided relative to the resolution to close Lynx Lane:

1. Howard County, Maryland is the fee simple owner of Lynx Lane by deed dated January 21, 1969 and recorded in the Land Records of Howard County, Maryland in Liber 503, Folio 213. The road is approximately 50 feet wide and .14 miles in length.
2. Wilde Lake Business Trust, c/o Kimco Realty Corporation, 1954 Greenspring Drive, Suite 330, Timonium, Maryland 21093, owns the adjacent property shown on Tax Map 29; Parcel 272, as Lots 3, 4, 5 & 6; and Parcel 132, as Lots 1, 2, & 3.
3. Star KFC Realco Two, LLC, 515 Congress Avenue, Suite 1400, Austin, Texas 78701, owns the adjacent property shown on Tax Map 29, Parcel 272, as Lot 7.
4. Columbia Association, Inc., 10221 Wincopin Circle, Columbia, Maryland 21044, owns the adjacent property shown on Tax Map 29, Parcel 132, as Lot 4 & p/o Lot 5; and Parcel 280, as Lot 2.
5. The Wilde Lake Interfaith Religious Center, 10431 Twin Rivers Road, Columbia, Maryland 21044, owns the adjacent property shown on Tax Map 30, Parcel 272, as Lot 5.
6. The Board of Education of Howard County, 10910 Clarksville Pike, Ellicott City, Maryland 21042, owns the adjacent property shown on Tax Map 36, Parcel 81, as Lot 1C; Tax Map 29, Parcel 132, as p/o Lot 5; and Tax Map 29, Parcel 280, as Lot 1.
7. Fifty-six (56) owners under the Cross Fox Condominium regime, Phase 3, (see attached SDAT addresses), own percentages of the adjacent property shown on Tax Map 29, as Parcel 319.
8. Ninety (90) owners under the Cross Fox Condominium regime, Phase 2, (see attached SDAT addresses), own percentages of the adjacent property shown on Tax Map 29, as Parcel 315.

A copy of the tax map identifying the location of the road and the adjacent properties is attached for your use. If you require any additional information, please contact me on extension 3260.

Attachment  
cc: File

KEN ULMAN  
County Executive



WILLIAM J. MCMAHON  
Chief of Police

**HOWARD COUNTY DEPARTMENT OF POLICE**  
3410 Courthouse Drive, Ellicott City, Maryland 21043

**DATE:** September 25, 2012

**TO:** Mr. James M. Irvin, Director  
Department of Public Works

**FROM:** William J. McMahon *WJM*  
Chief of Police

**SUBJECT:** Closing of Lynx Lane

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The police department has reviewed the Resolution provided by your office regarding the closing of Lynx Lane and has no concerns. The closure of this area will not affect response times or have an impact on public safety.

Thank you for allowing the police department the opportunity to provide input in this process. If you have any further questions, please contact my office at extension 2203.

2012 SEP 27 A 2:18

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DIRECTOR'S OFFICE

2012 SEP 26 PH 2:32



## Katenkamp, Carl

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**From:** Shilling, Edgar  
**Sent:** Thursday, September 27, 2012 9:31 AM  
**To:** Katenkamp, Carl  
**Subject:** Wilde Lake VC - Lynx Lane

Carl,

The Office of the Fire Marshal has the following comments / concerns in reference to the closing of Lynx Lane.

Additional information is needed concerning the language of this proposal. Is the road going to be closed to all traffic or is it going to be designated as a private road with public access?

The Fire Marshal will still require access to all structures and proposed structures within the village center. This will also include access to Cross Fox Lane from Twin Rivers Road. At minimum a private road shall be 24' wide and allow for parking on both sides. A "Fire Department Access Road" is required to be 20' wide and can be restricted to emergency vehicle use only.

**Edgar G. Shilling Jr., Battalion Chief**  
**Office Of The Fire Marshal, Code Enforcement Division**  
**Howard County Department of Fire and Rescue Services**  
**410-313-6019**