

The background image is a photograph of a street scene, overlaid with a semi-transparent blue filter. It shows a paved road with a white line, a sidewalk, and a grassy area. A person is riding a bicycle on the left, and a car is visible in the distance. Trees and a building with a corrugated metal roof are also present.

# Falls Road at Maryland Avenue Improvements

Mahan Rykiel Associates

RK&K

July 31, 2022

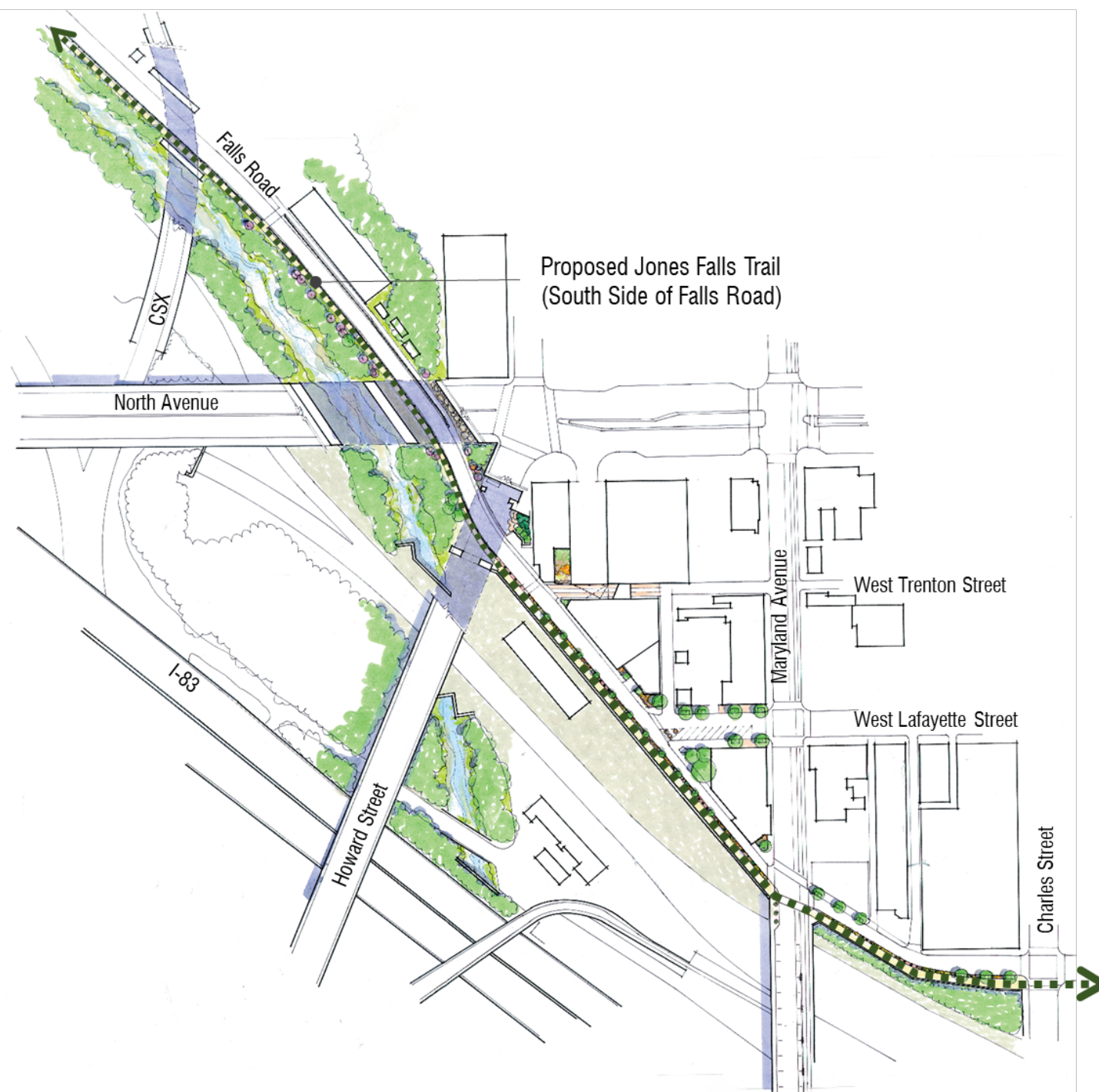




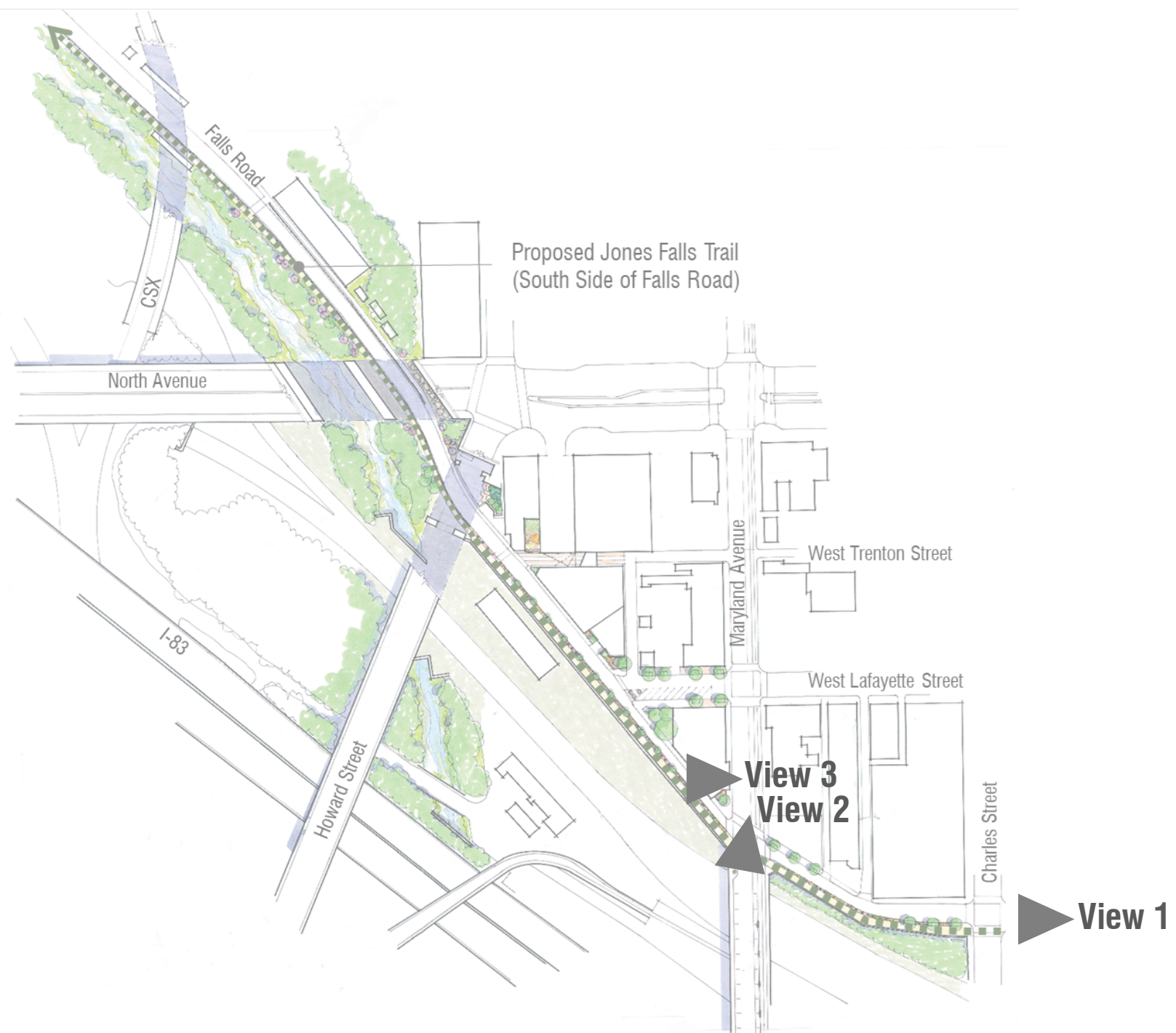
# Summary



# Illustrative Concept



# Sketch Views







View #1 | Existing





View #1 | Potential





View #2 | Existing





View #2 | Potential-A





View #3 | Potential-B





View #2 | Potential-C





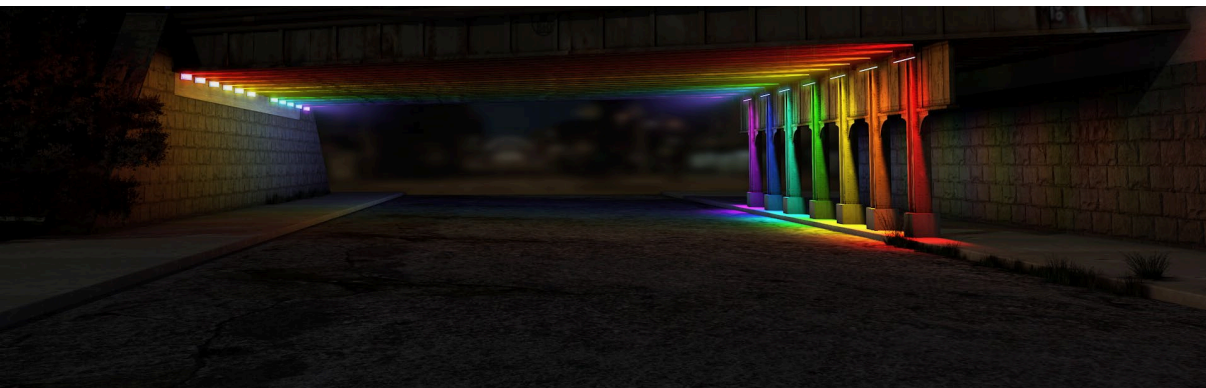
View #3 | Existing





View #3 | Potential





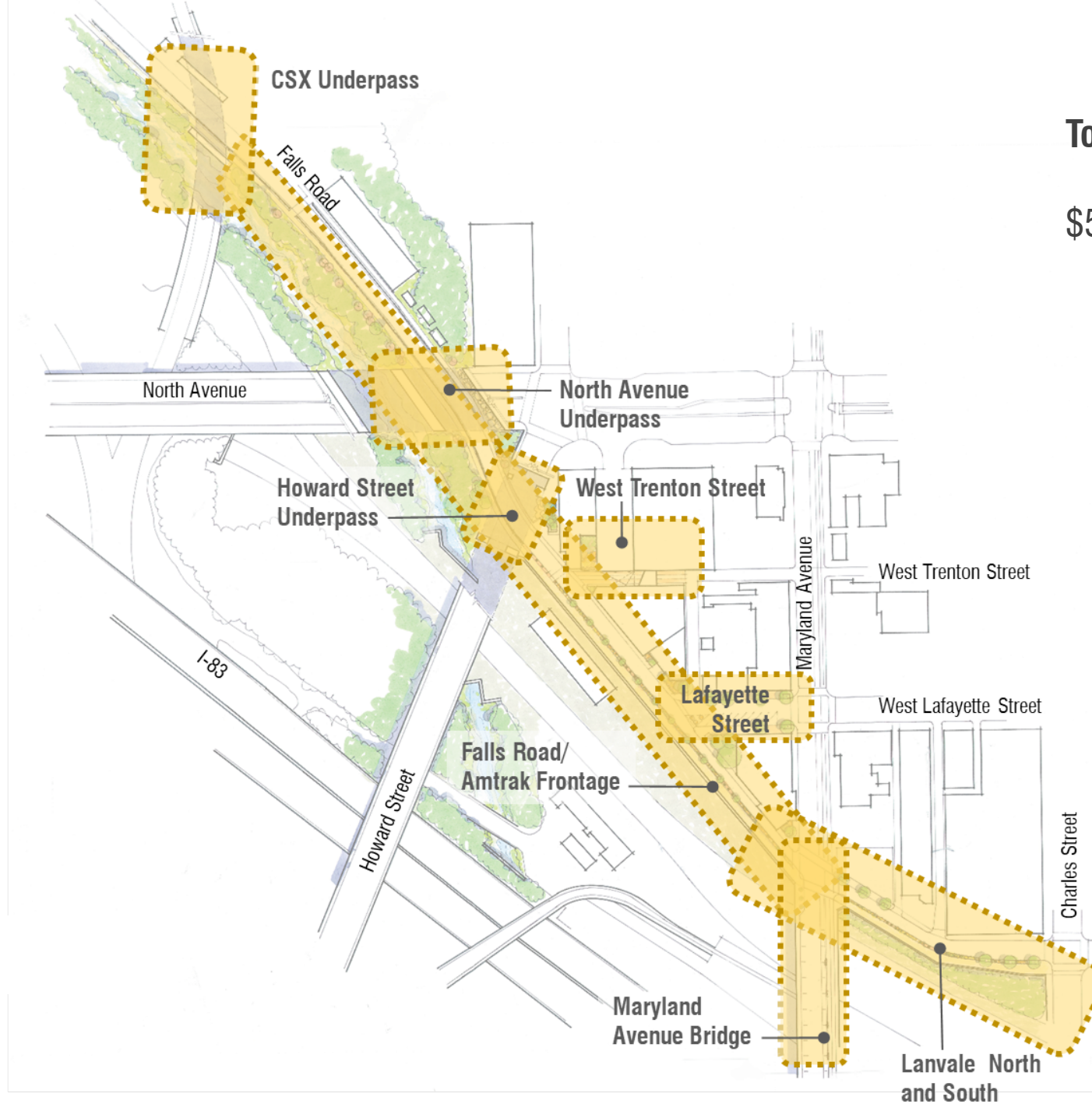
Credits: Image Engineering  
and Signify

**Bridge/Underpass  
Treatments**



# Project Areas

Lanvale (North/South)  
Maryland Ave. Bridge  
Falls Road/  
Amtrak Frontage  
Lafayette Street  
West Trenton Street  
Howard Street Underpass  
North Avenue Underpass  
CSX Underpass



**Total Cost:**

**\$5.7-8.7 Million**



# Master Plan Cost Summary

Project		Median Cost	Cost Range (20% Lower and Higher)	I
1.	Falls Road Mural	\$21,000	\$17,000-25,000	
2.	Lanvale (North/South)	\$2,065,000	\$1,652,000-2,478,000	
3.	Maryland Avenue Bridge	\$218,000	\$175,000-262,000	
4.	Falls Road/Amtrak Frontage	\$3,248,000	\$2,598,000-3,898,000	
5.	Lafayette Street	\$18,000	\$15,000-22,000	
6.	West Trenton Street <ul style="list-style-type: none"><li>Includes Slope Improvements (\$4,700)</li><li>Includes Base of Slope Improvements (\$1,800)</li></ul>	\$50,000	\$40,000-60,000	
7.	Howard Street Underpass <ul style="list-style-type: none"><li>Includes \$11,900 Labor for Lighting</li><li>Includes \$97,000 for Lighting</li></ul>	\$213,000	\$170,000-256,000	
8.	North Avenue Underpass <ul style="list-style-type: none"><li>Includes \$41,000 Labor for Lighting</li><li>Includes \$330,000 for Lighting</li></ul>	\$532,000	\$426,000-638,000	
9.	CSX Underpass <ul style="list-style-type: none"><li>Includes \$2,500 Labor for Lighting</li><li>Includes \$20,000 for Lighting</li></ul>	\$68,000	\$54,000-82,000	
Total		\$6,433,000	\$5,147,000-7,721,000	

**Notes:**

- Lanvale and Falls Road/Amtrak Frontage includes Category 1 and 3 Urban Street Construction considerations (utilities, mobilization, etc.)and inflation factor.
- Assume 5-20% additional for design fees, depending upon complexity of project.





# Project Outline by Area



# Existing Conditions

1. Falls Road width varies along corridor
2. Jones Falls Trail (JFT) crosses Falls Road in multiple locations resulting in confusion for bicyclists, pedestrians, and motorists
3. Bicyclists generally ignore the crossovers and ride in the roadway between the Trolley Museum and Maryland Avenue
4. JFT alignment is not clear at Maryland Avenue and along Lanvale Street
5. Intersection of Maryland Avenue and Falls Road is not fully accessible

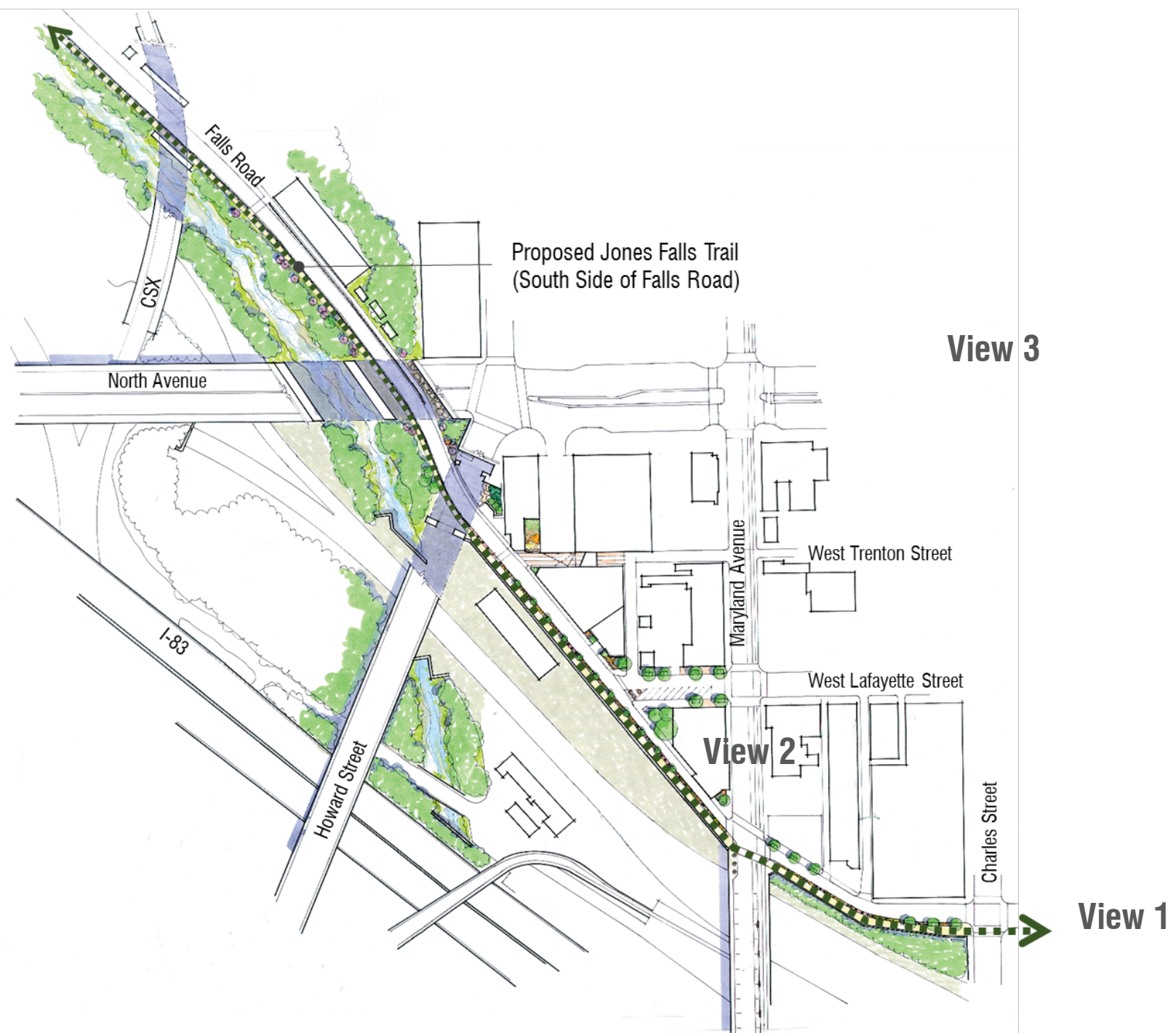


# Conceptual Approach

1. Locate Jones Falls Trail (JFT) on south side of Falls Road-(10' width minimum) from CSX to Charles Street and beyond
2. Maintain two-way traffic on Falls Road, north of Lafayette Street (11' lanes); one-way south of Lafayette (13' lane)
3. Shift travel lanes to the north (as needed) to provide planting zone, bio-retention area and/or bollard buffer along trail between Howard Street Bridge and Maryland Avenue (3-5' width)
4. Improve accessibility at Maryland Avenue/Falls Road intersection
5. Enhance Maryland Avenue Bridge aesthetics
6. Remove parking from Lanvale Street to maintain 10' wide JFT and 5-8' planting and/or bio-retention area buffer



# Illustrative Concept





# Project Areas

Lanvale (North/South)

Maryland Ave. Bridge

Falls Road/  
Amtrak Frontage

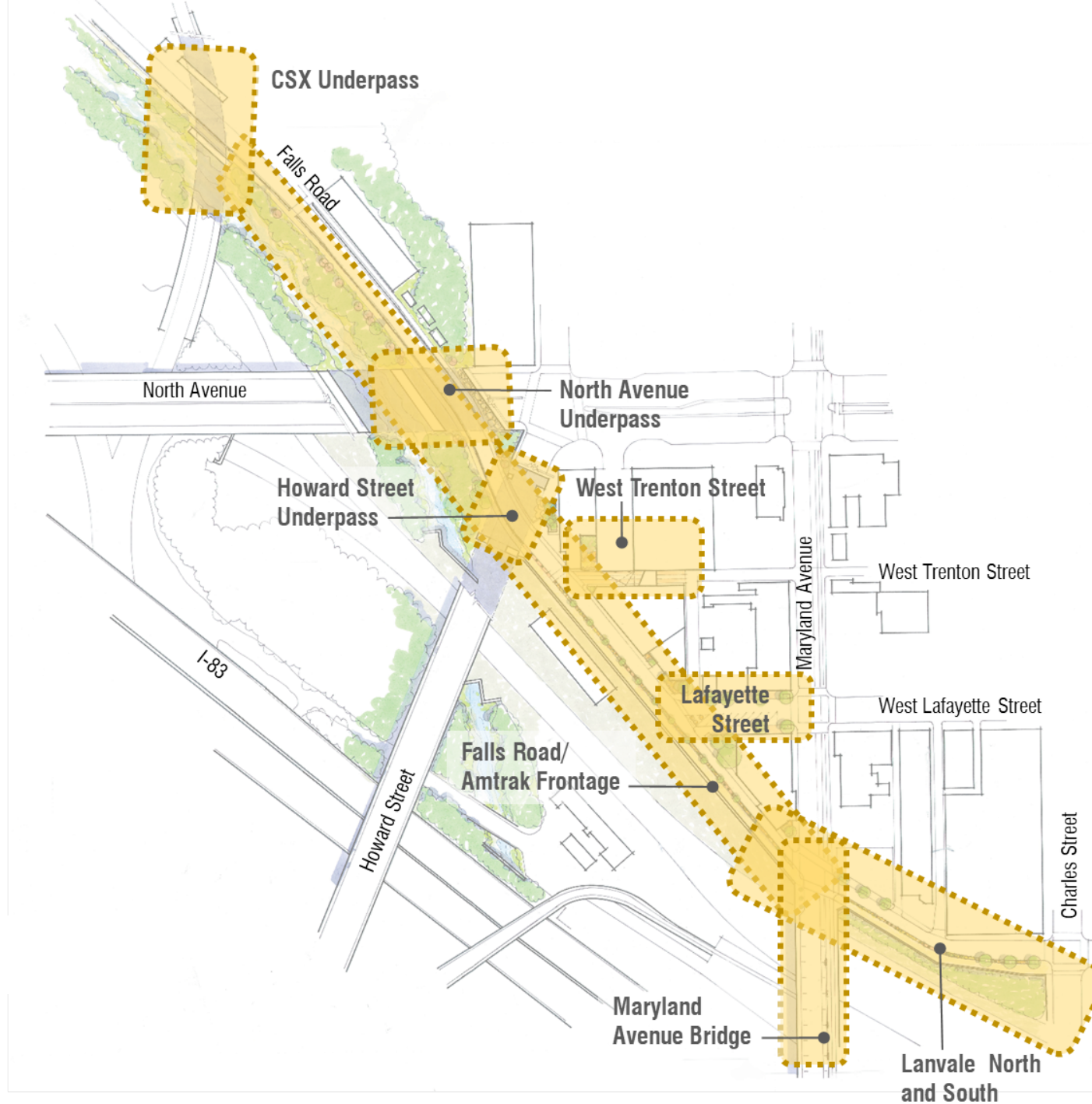
Lafayette Street

West Trenton Street

Howard Street Underpass

North Avenue Underpass

CSX Underpass





# Lanvale South and North

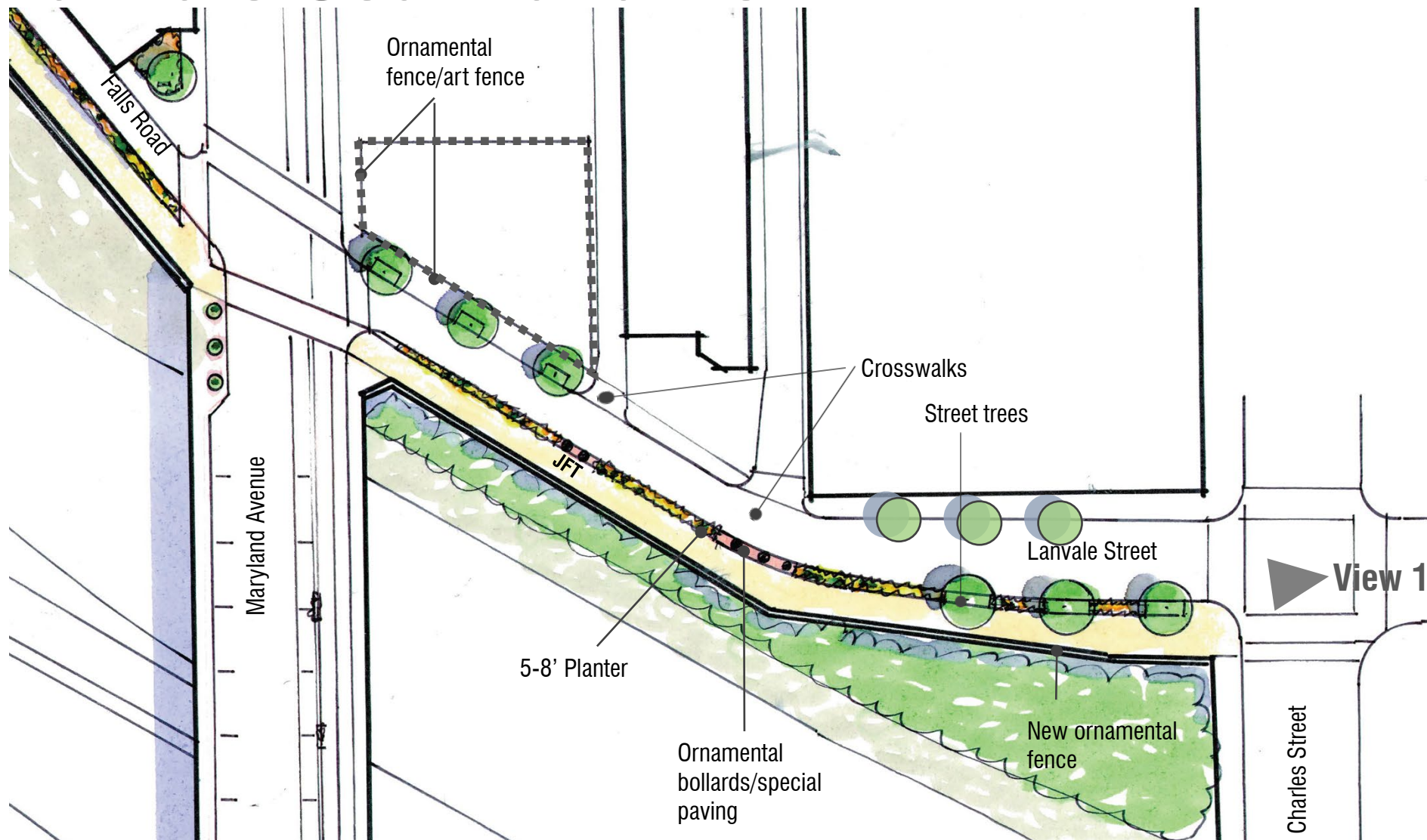
Existing  
Conditions





Potential

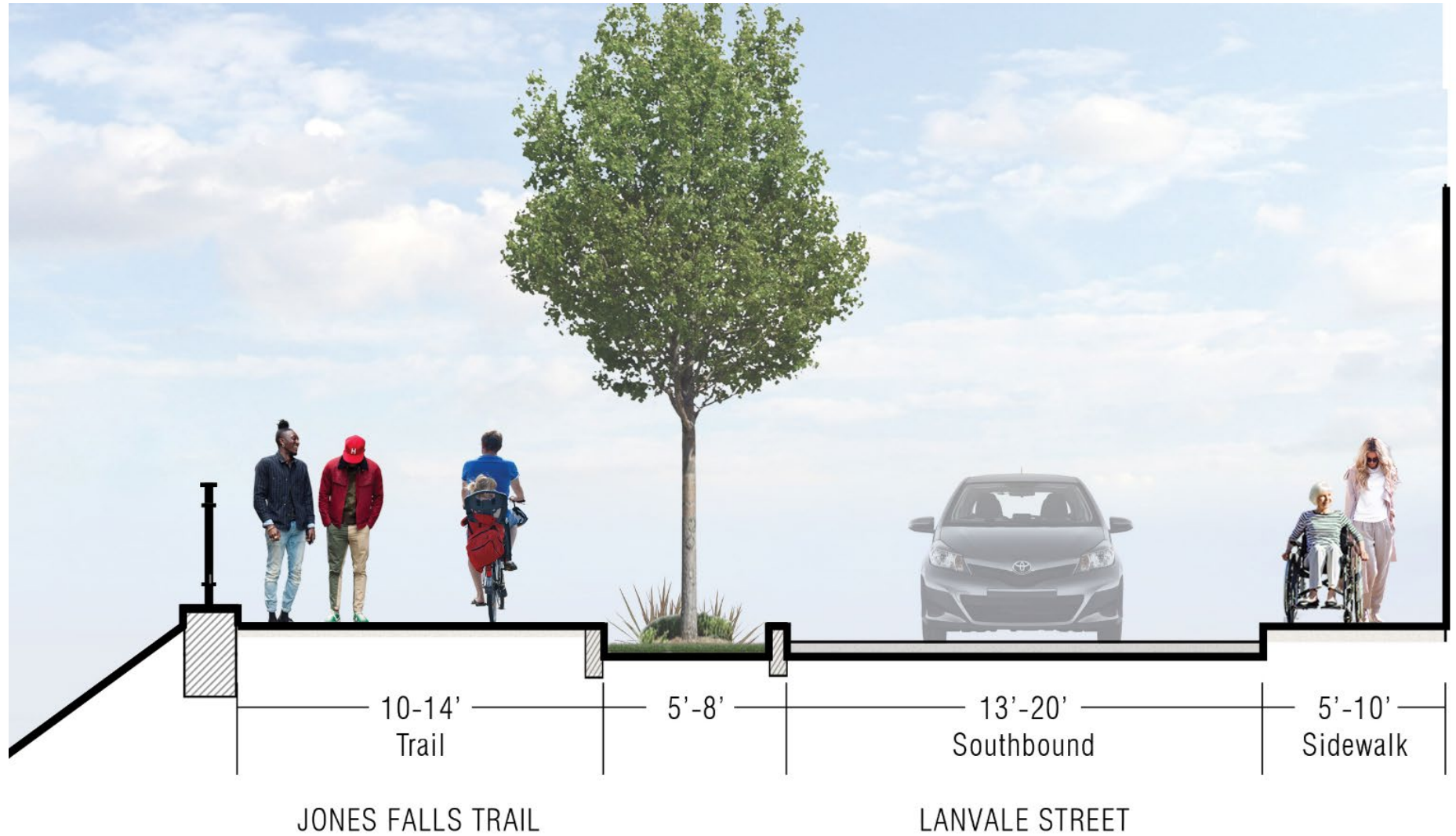
# Lanvale South and North





## Potential

# Lanvale South and North

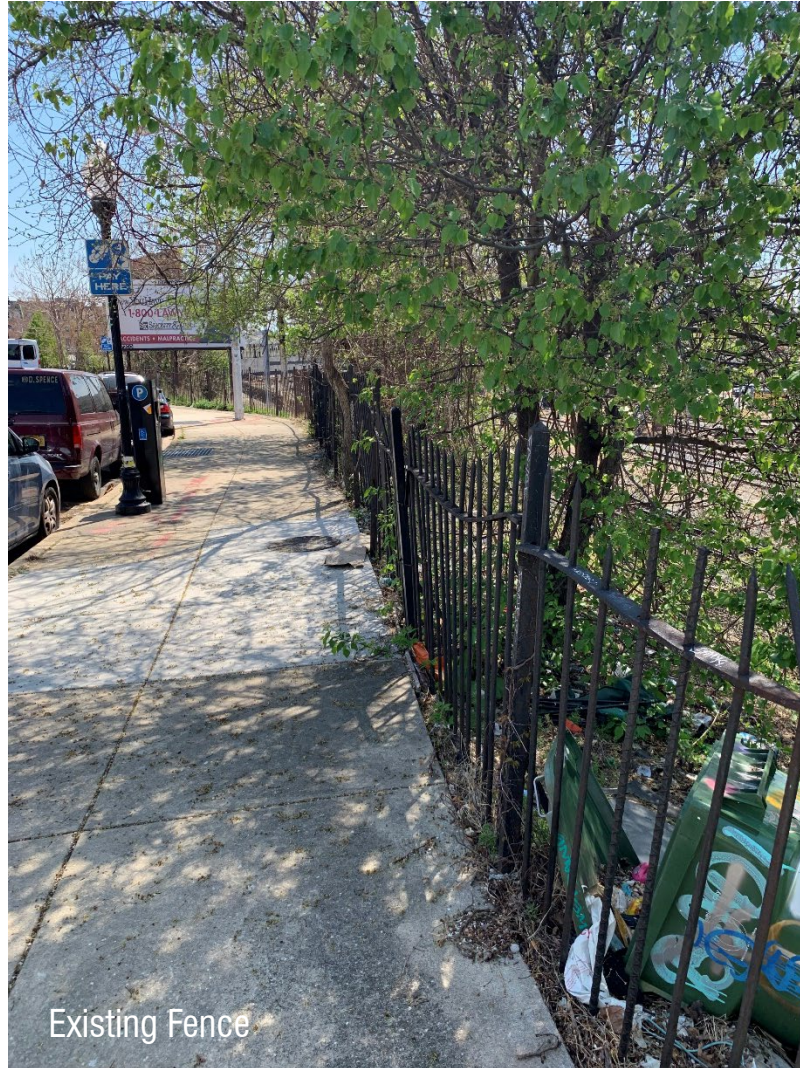




# Lanvale South

## Potential

Fence Replacement





# Lanvale South

## Potential

Façade Enhancements  
(Highlight “Windows”)







View #1 | Existing



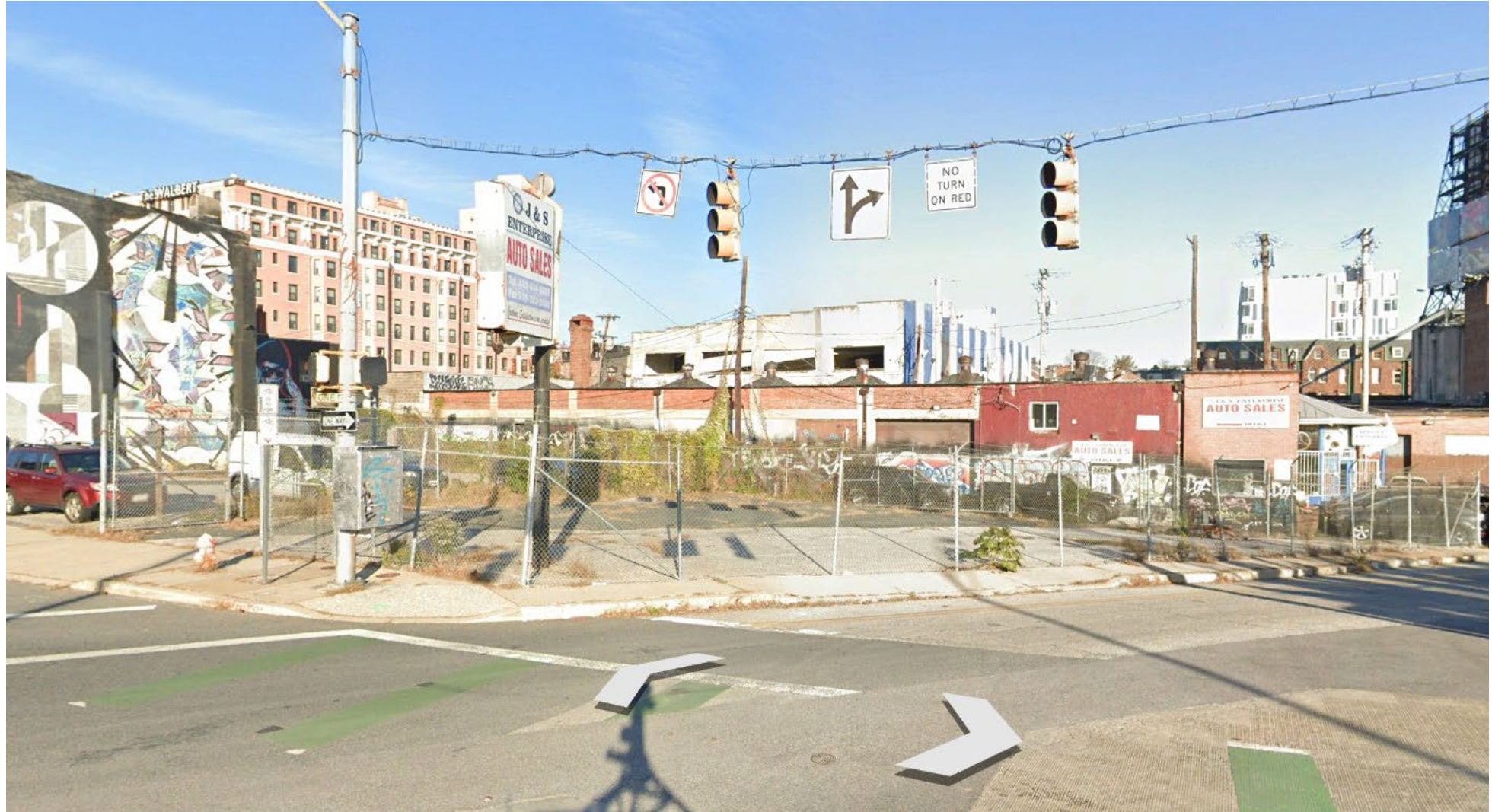


View #1 | Potential



# Lanvale North

Existing  
Conditions





# Lanvale North

## Potential

Fence Replacement  
(Black Chain Link or  
Wire)

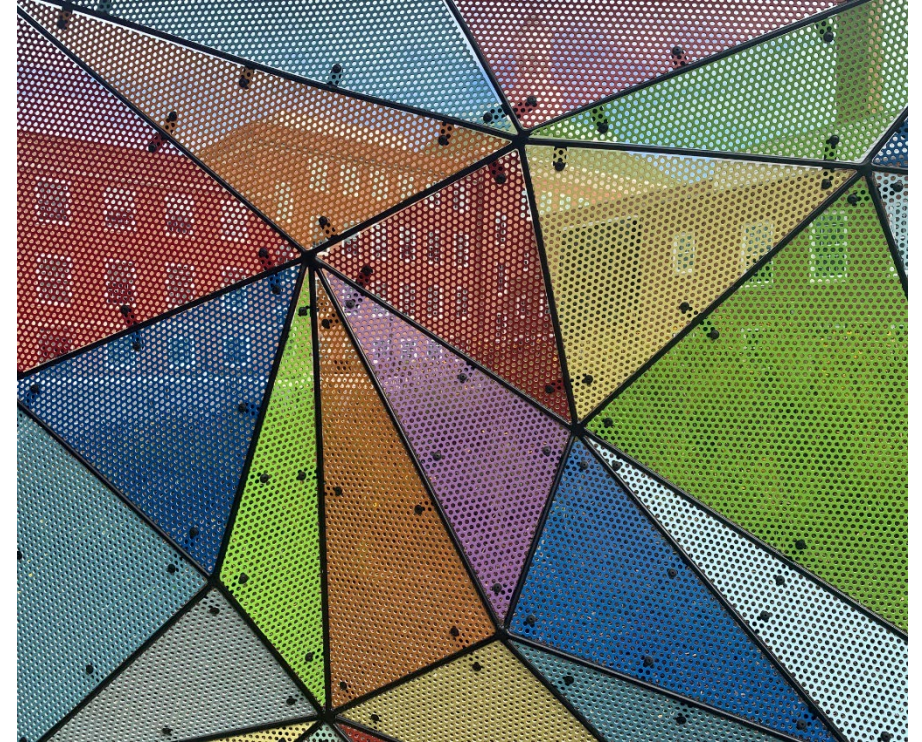




# Lanvale North

## Potential

Fence Replacement  
(Graphic/Art Panels)





# Maryland Avenue Bridge

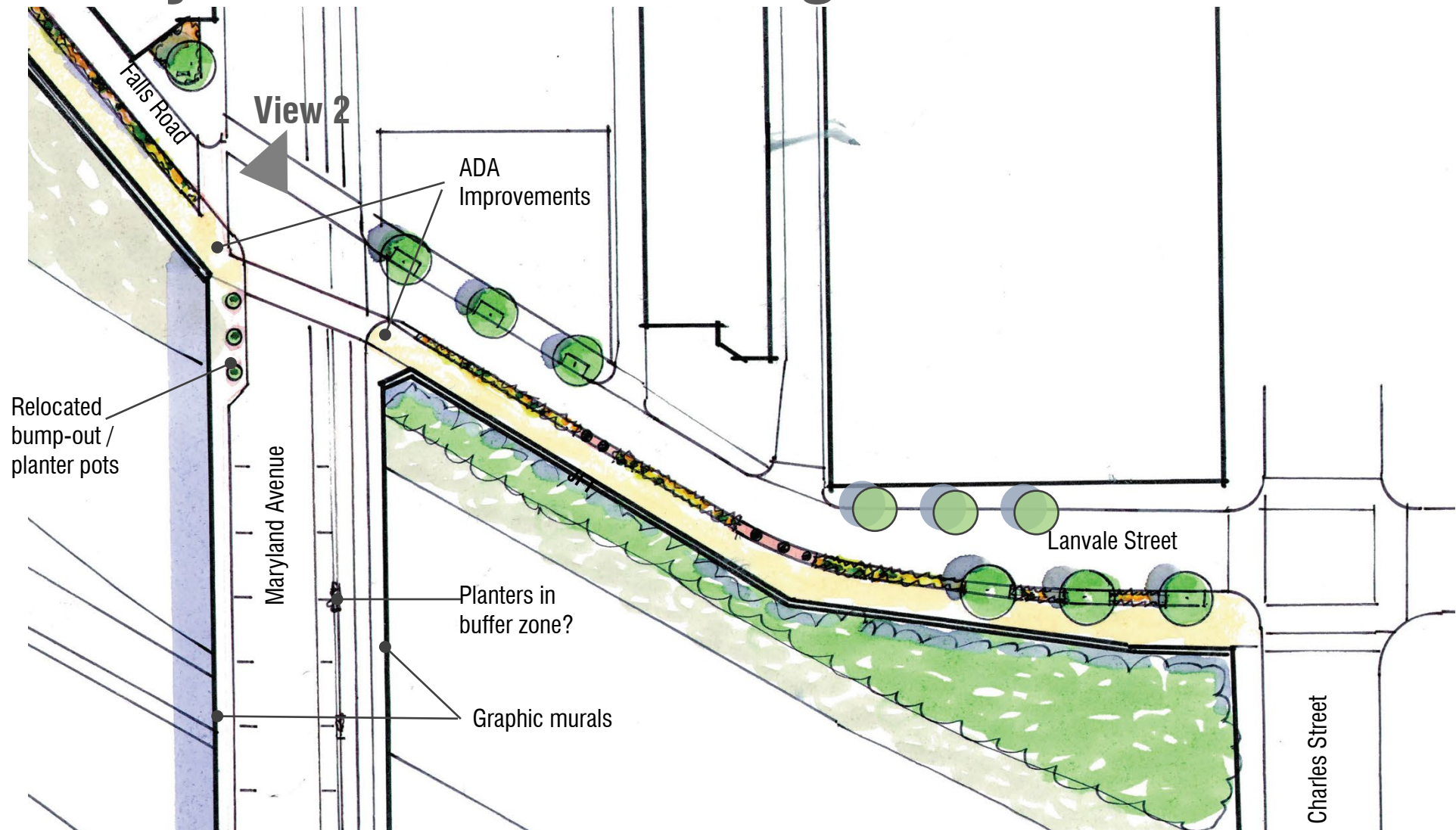
Existing  
Conditions





Potential

# Maryland Avenue Bridge

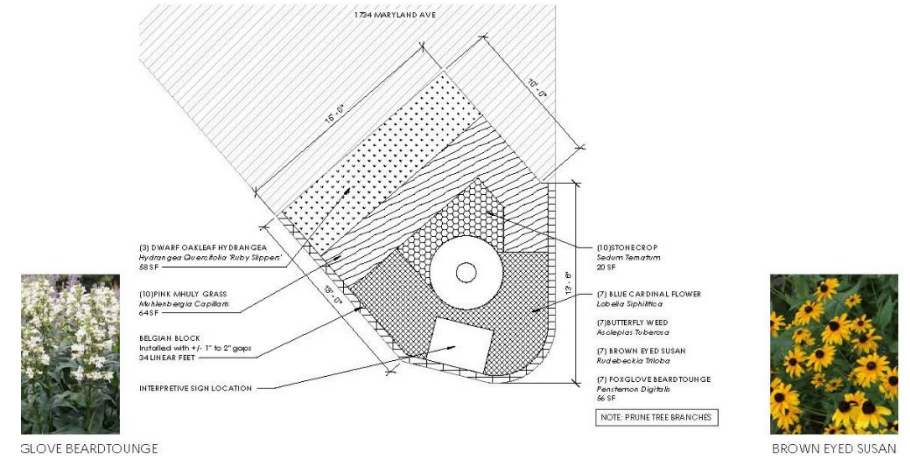




# Maryland Avenue Bridge

## Potential

Planned Planting Bed  
and Interpretive  
Signage





# Maryland Avenue Bridge

## Potential

Intersection Bump-out and Planter Pots

Planter Pots along Bike Lane

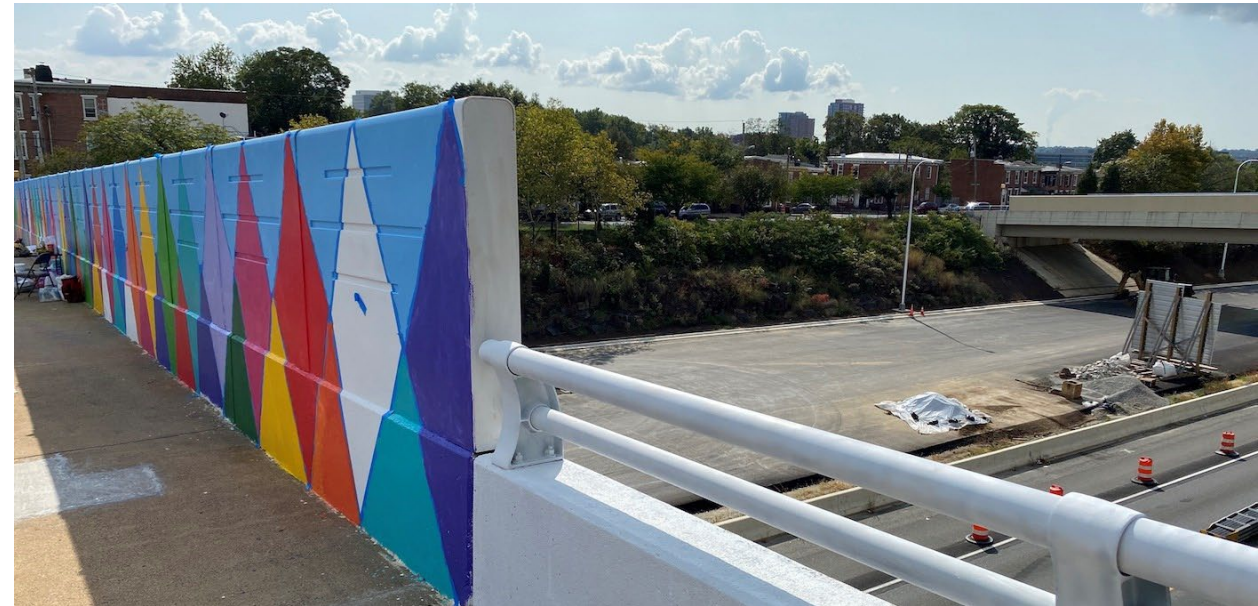




# Maryland Avenue Bridge

## Potential

Super Graphics /  
Directional Mural (To  
be Determined with  
Artist)







View #3 | Existing





View #3 | Potential-A





View #3 | Potential-B

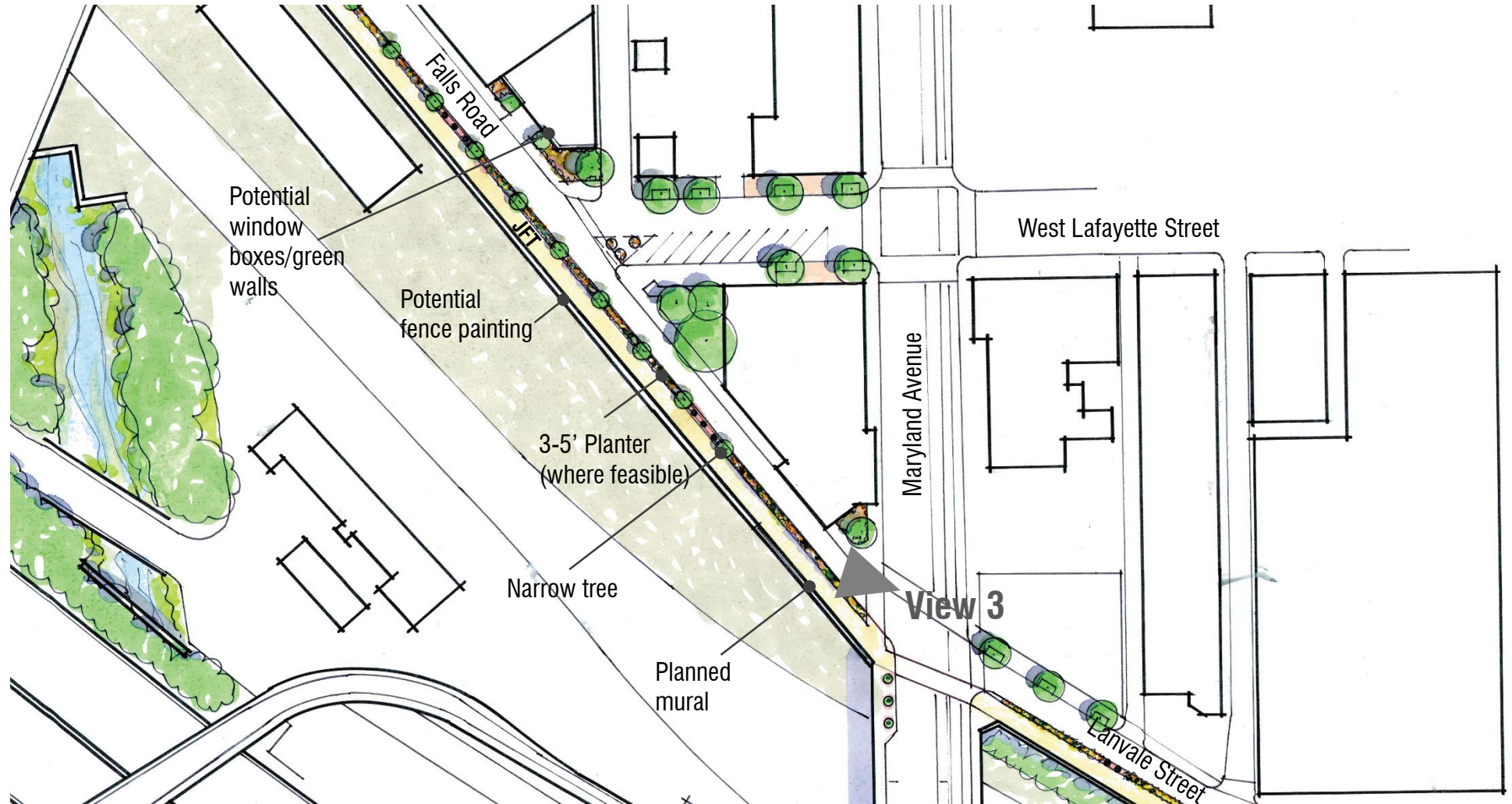




View #3 | Potential-C



# Falls Road / Amtrak Frontage





# Falls Road / Amtrak Frontage

Existing  
Conditions





# Falls Road / Amtrak Frontage

Existing  
Conditions





# Falls Road / Amtrak Frontage

## Potential

Planned Mural

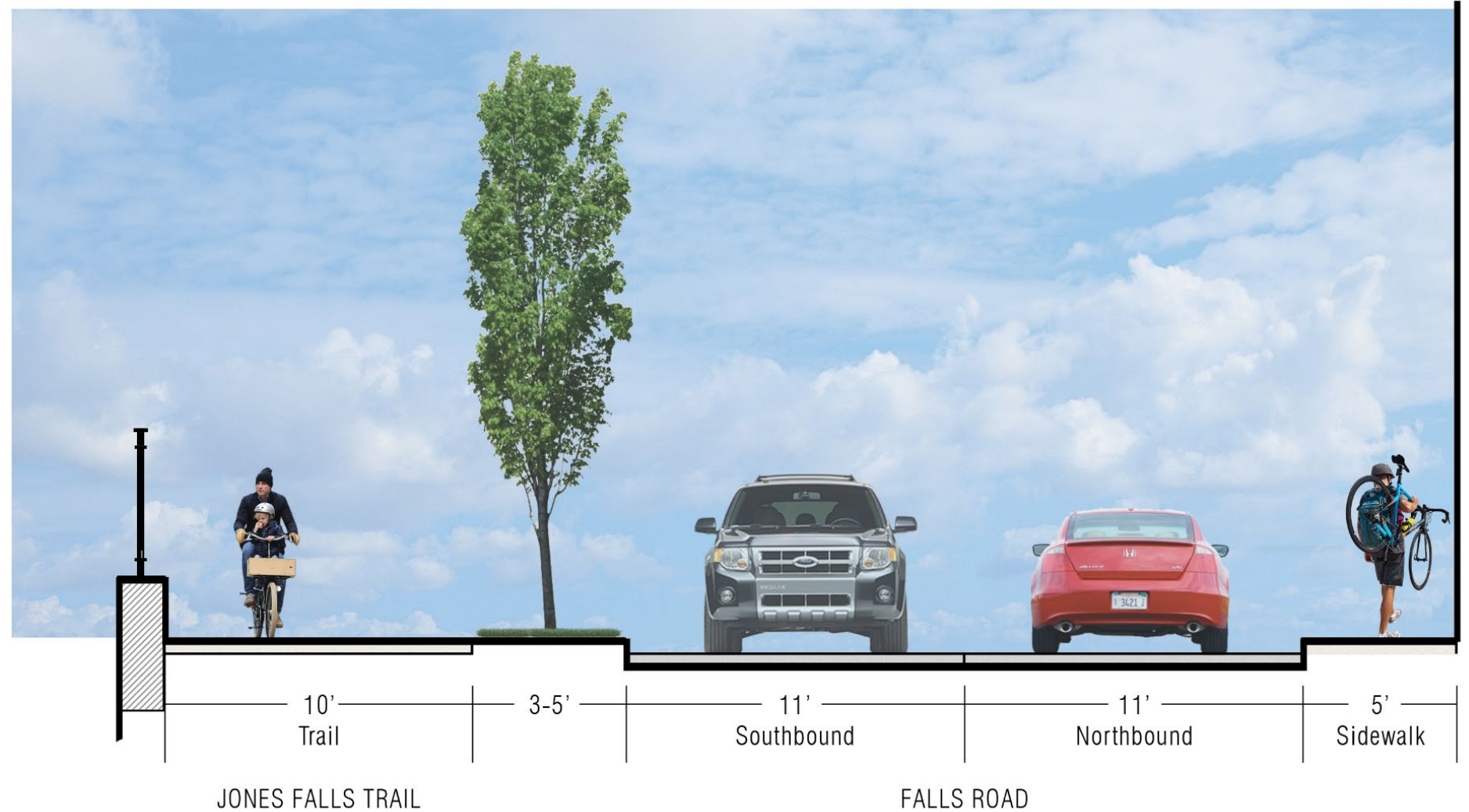




# Falls Road / Amtrak Frontage

## Potential

2-Way North of  
Lafayette

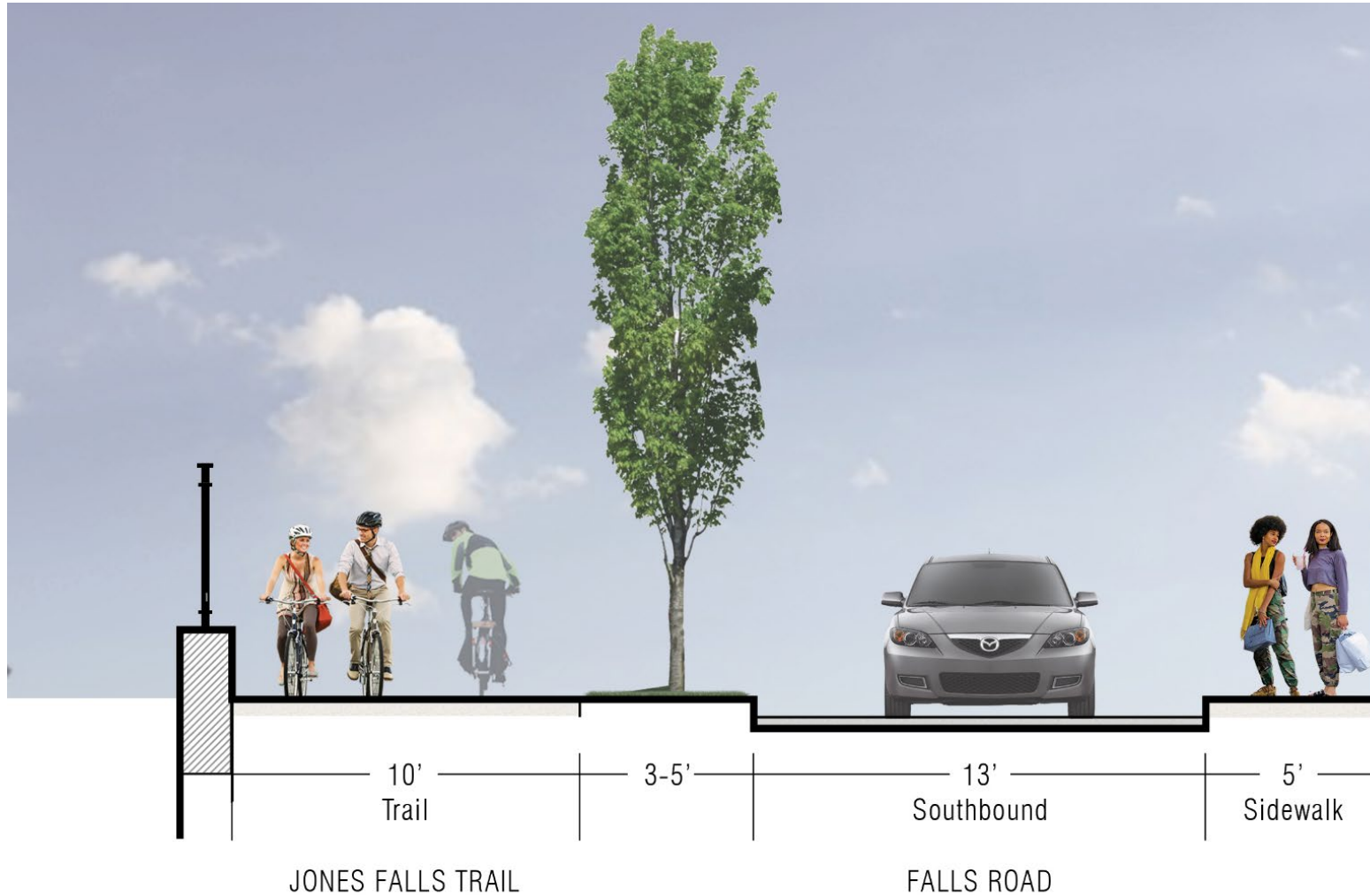




# Falls Road / Amtrak Frontage

## Potential

1-Way South of  
Lafayette





# Falls Road / Amtrak Frontage

## Potential

3-5' Planting Island  
and/or Bio-Retention

Columnar Tree





# Falls Road / Amtrak Frontage

## Potential

3-5' Planting Island  
and/or Bio-Retention

Columnar Tree





# Falls Road / Amtrak Frontage

## Potential

Ornamental Bollards



Precedent Image - JFT Near Jail



# Falls Road / Amtrak Frontage

## Potential

Potential Window  
Boxes and/or Façade  
Enhancements







View #3 | Existing





View #3 | Potential



# Lafayette Street

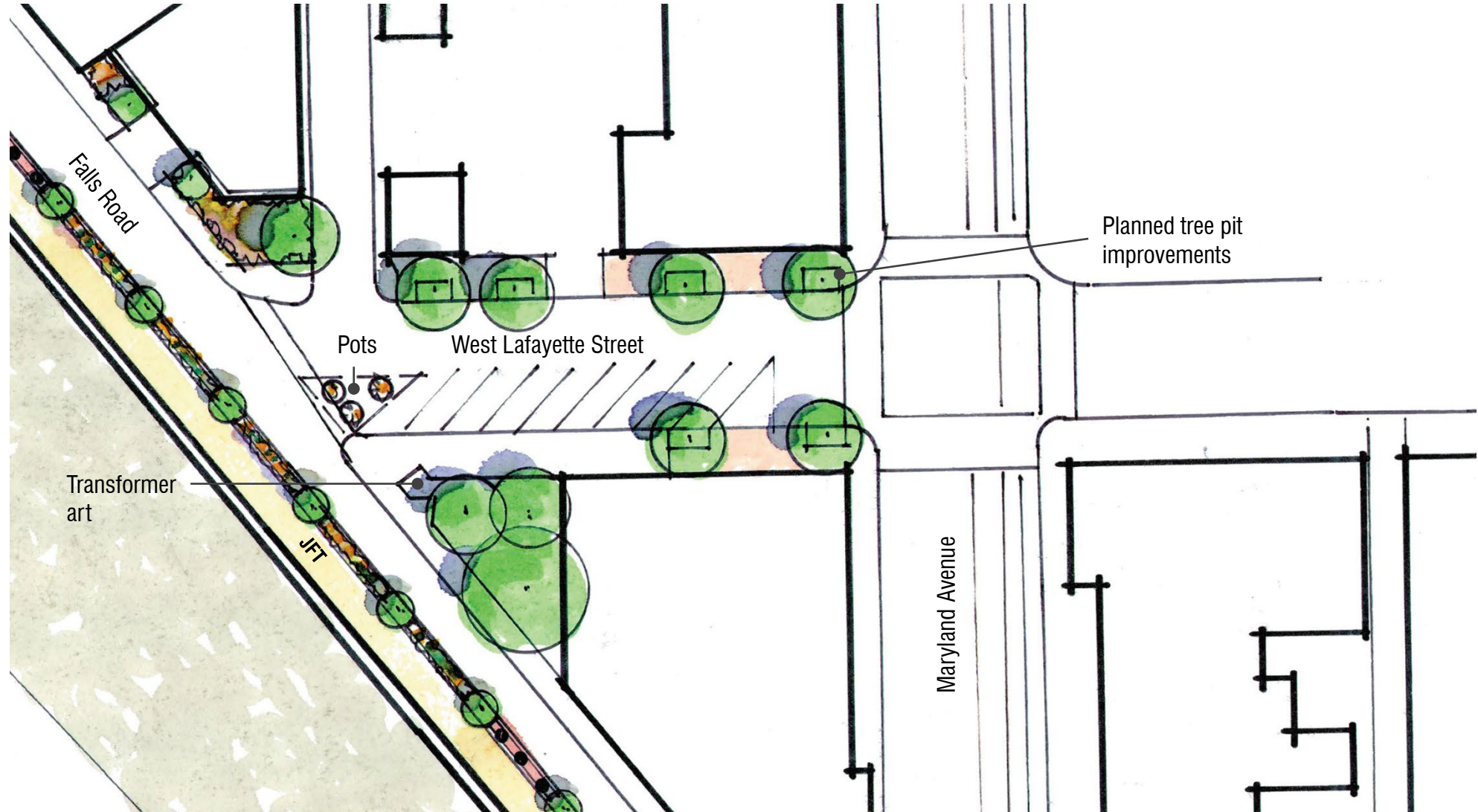
Existing  
Conditions





# Lafayette Street

Potential



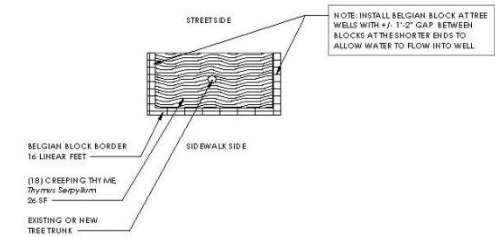


# Lafayette Street

## Potential

Planned Tree Pit  
Improvements

Planter Pots in  
Striped No-Parking  
Zone



WILD THYME



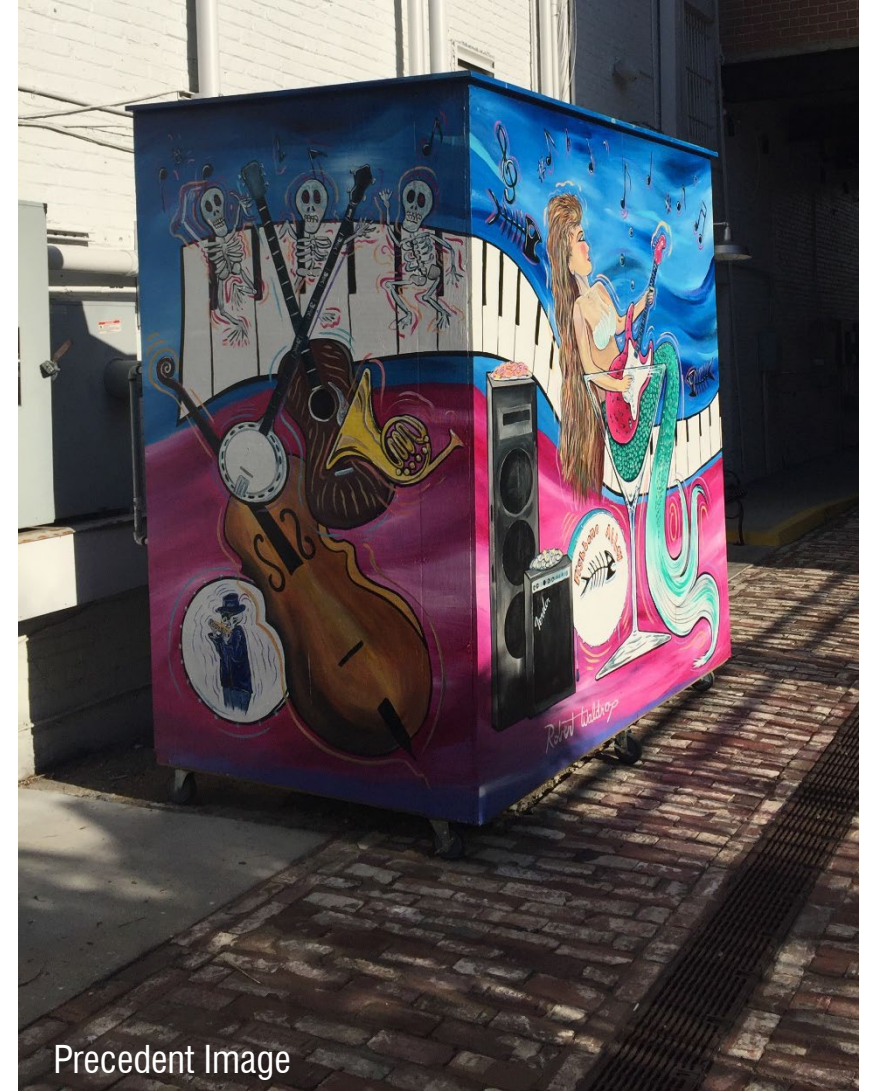
BELGIAN BLOCK



# Lafayette Street

## Potential

Transformer Art



Precedent Image



# West Trenton Street

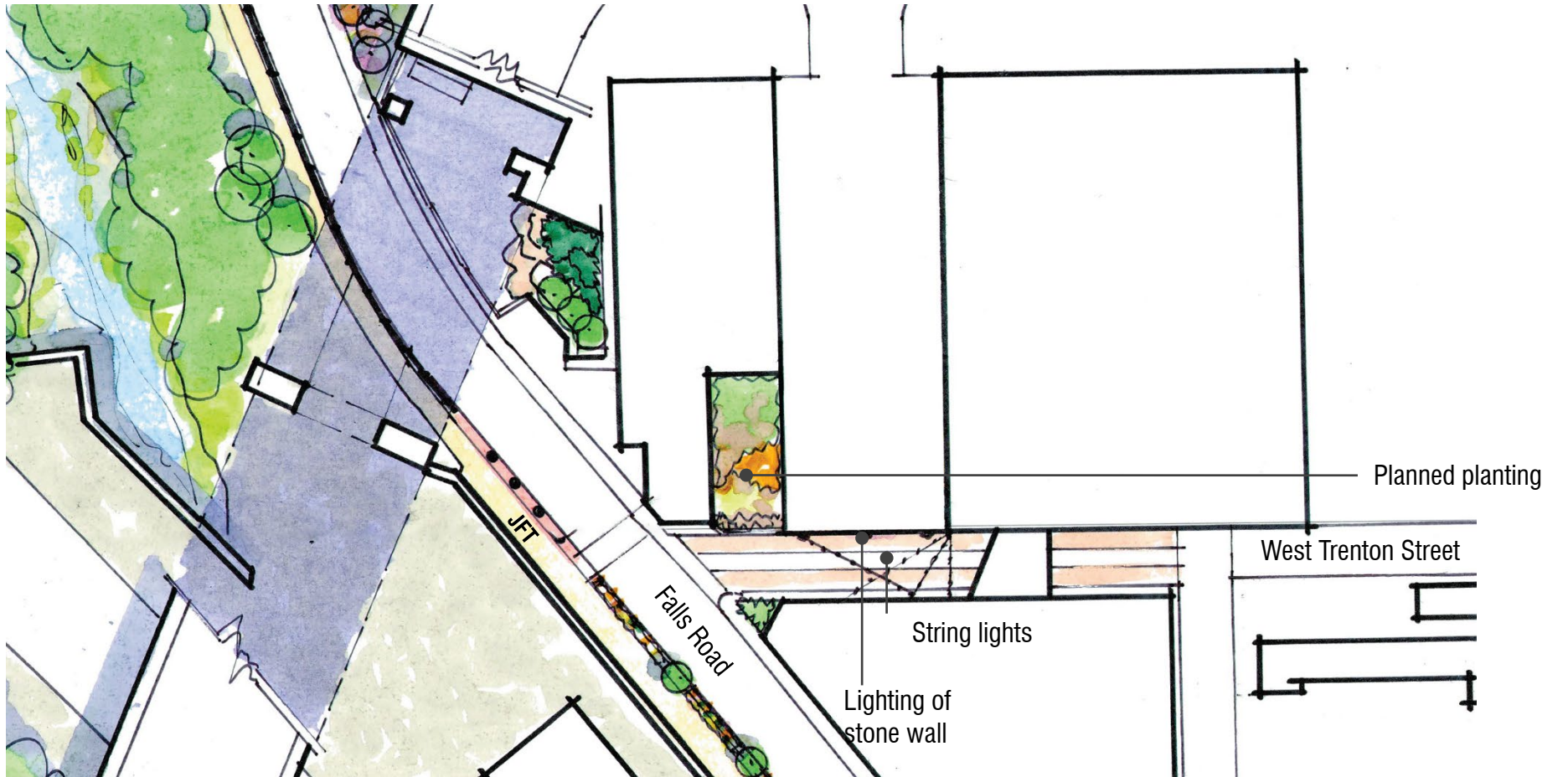
Existing  
Conditions





# West Trenton Street

Potential



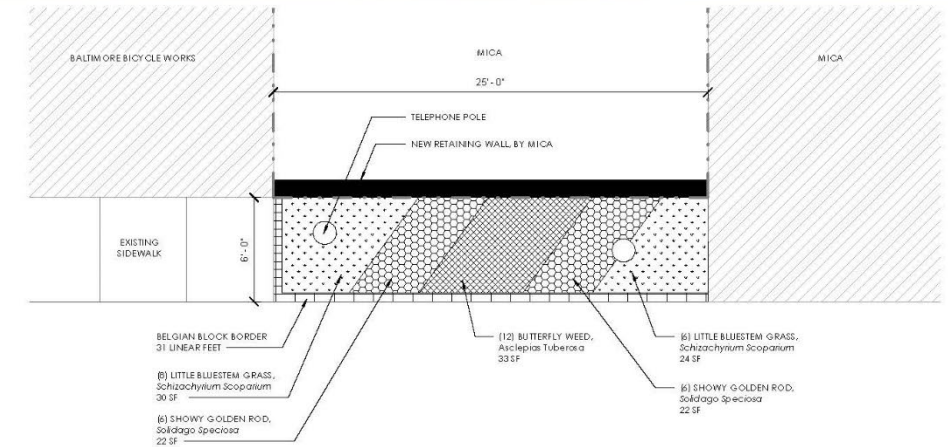
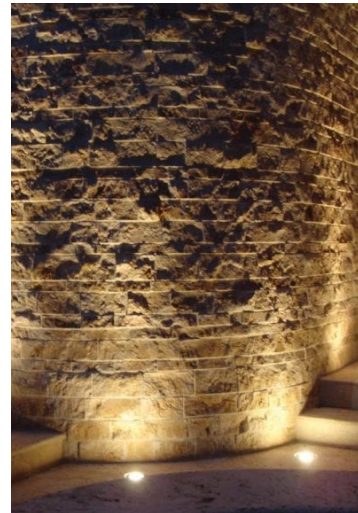
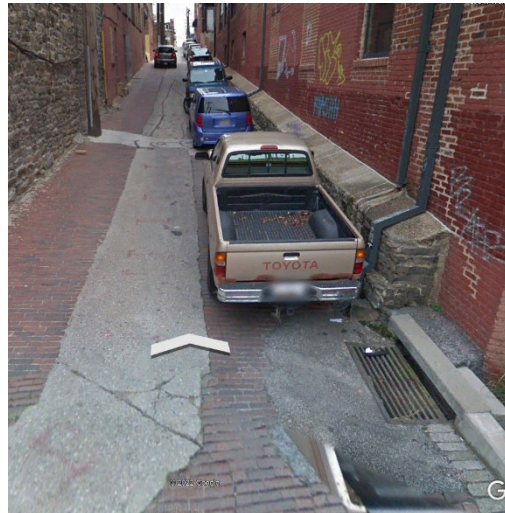
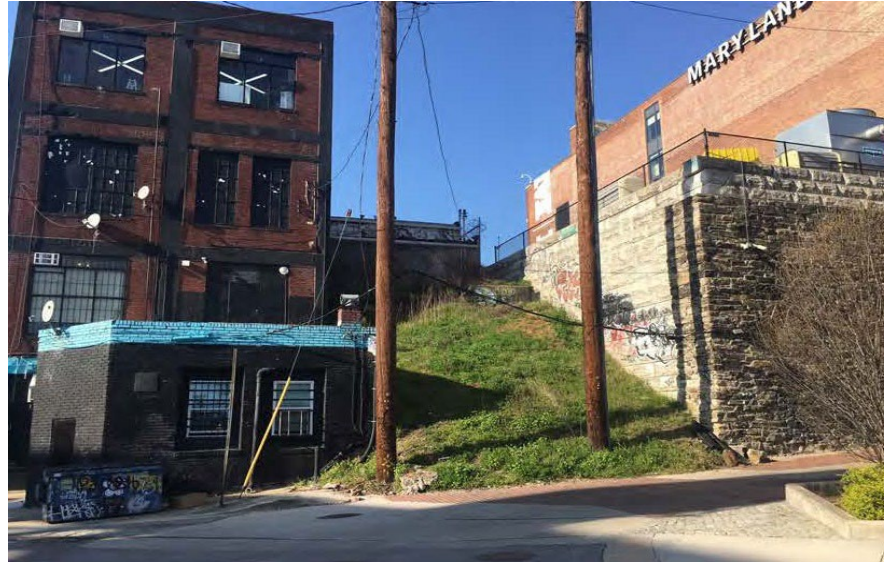


# West Trenton Street

## Potential

Planned Hillside  
Garden

Lighting to Highlight  
Materials and  
Textures



BUTTERFLY WEED



LITTLE BLUESTEM



SHOWY GOLDENROD



BELGIAN BLOCK



# West Trenton Street

## Potential

Overhead Lighting

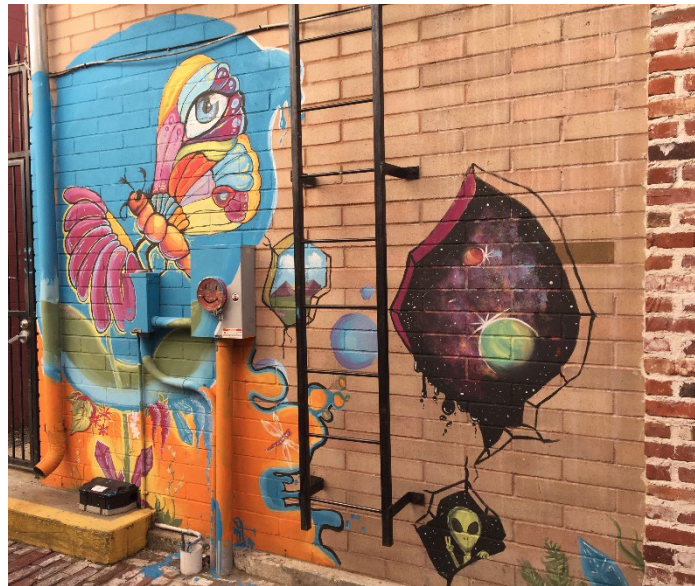




# West Trenton Street

## Potential

Public Art





# Howard Street Underpass

Existing  
Conditions





# Howard Street Underpass

Potential





# Howard Street Underpass

## Potential

Lighting of Stone  
Piers

Refresh Bridge Paint

Lighting to Highlight  
Bridge  
Colors/Structure



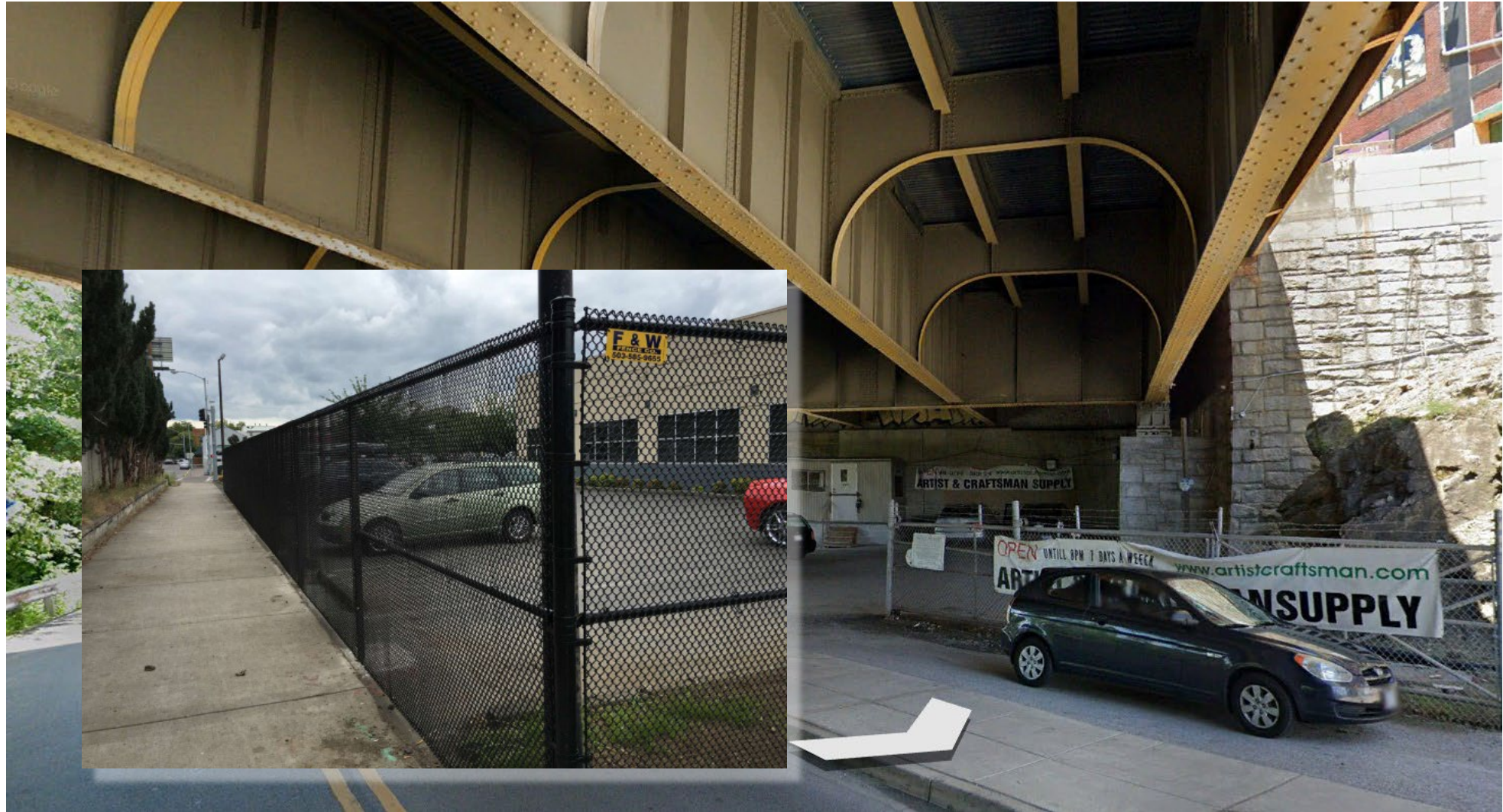
Potential Future Lighting of Entire Bridge (Not Included in Estimate)



# Howard Street Underpass

## Potential

Fence Replacement



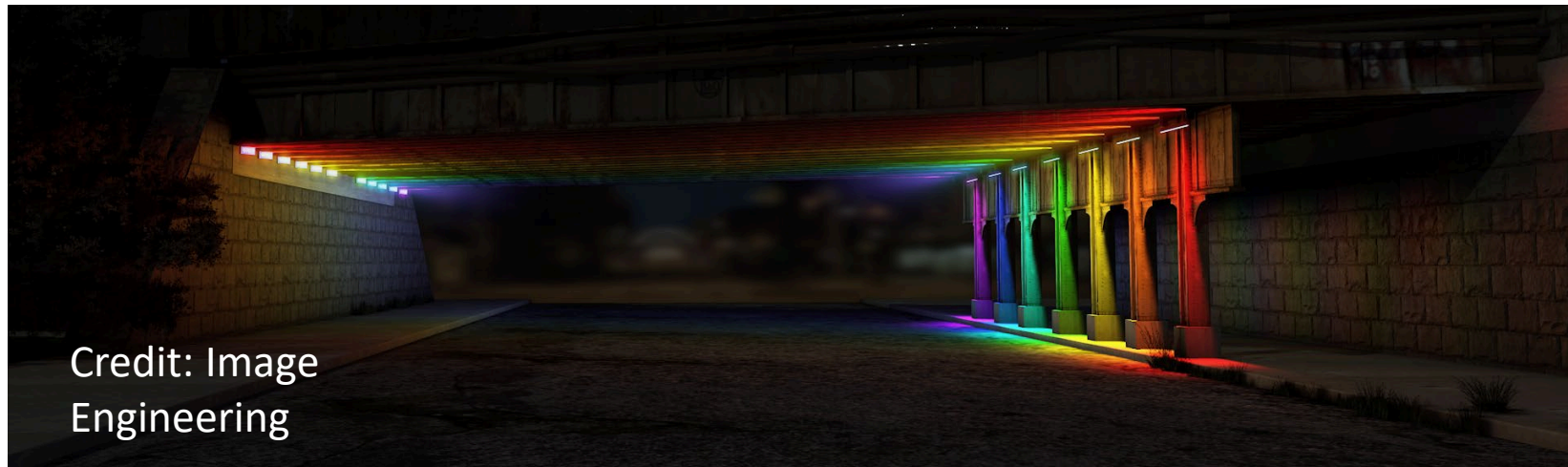


# Howard Street Underpass

## Potential

Fence Replacement

Lighting



Credit: Image  
Engineering



# North Avenue Underpass

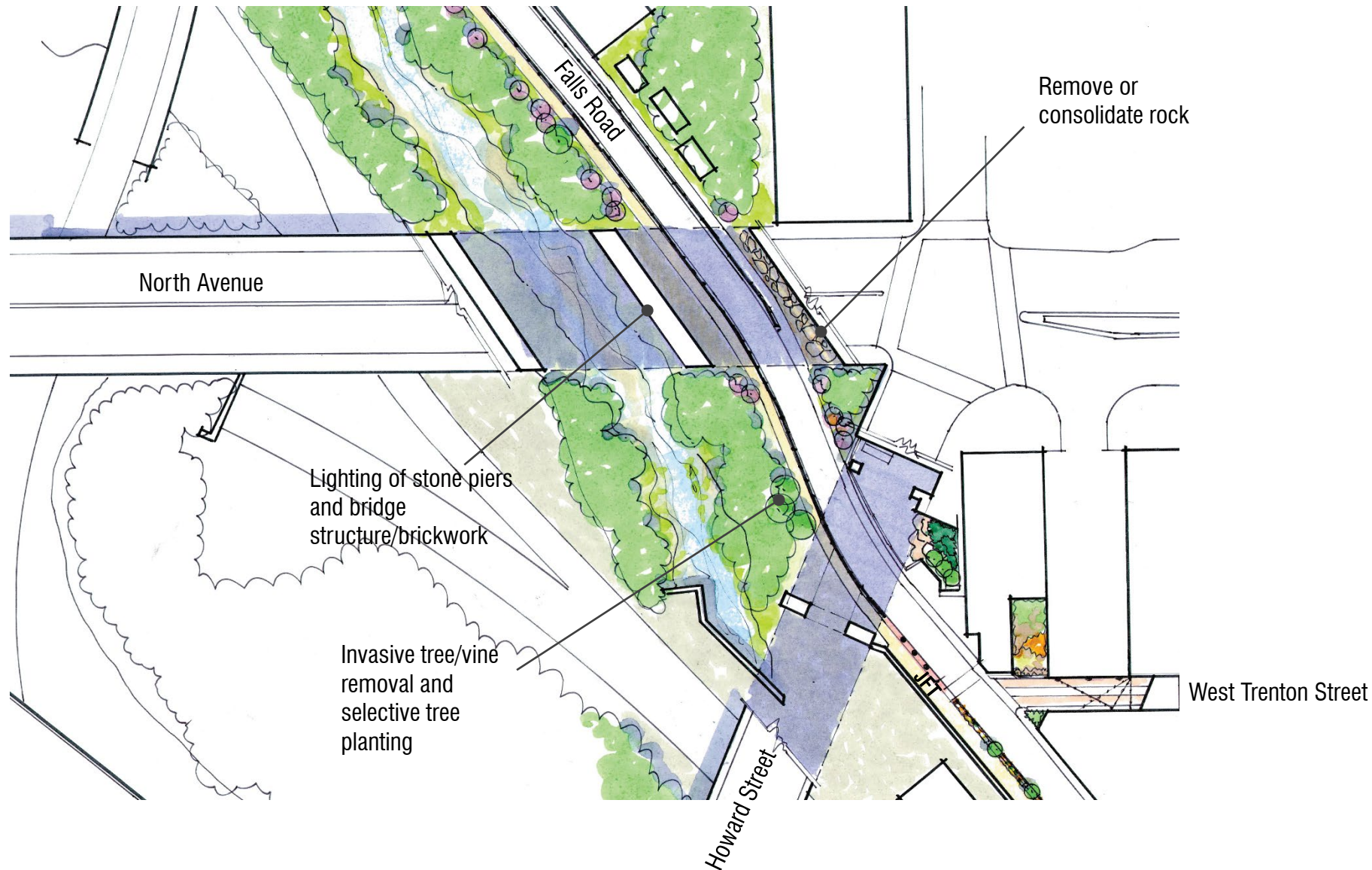
Existing  
Conditions





## Potential

# North Avenue Underpass





# North Avenue Underpass

## Potential

Remove Rock  
Storage





# North Avenue Underpass

## Potential

Lighting to Highlight  
Brickwork and Stone

Credit: Image  
Engineering





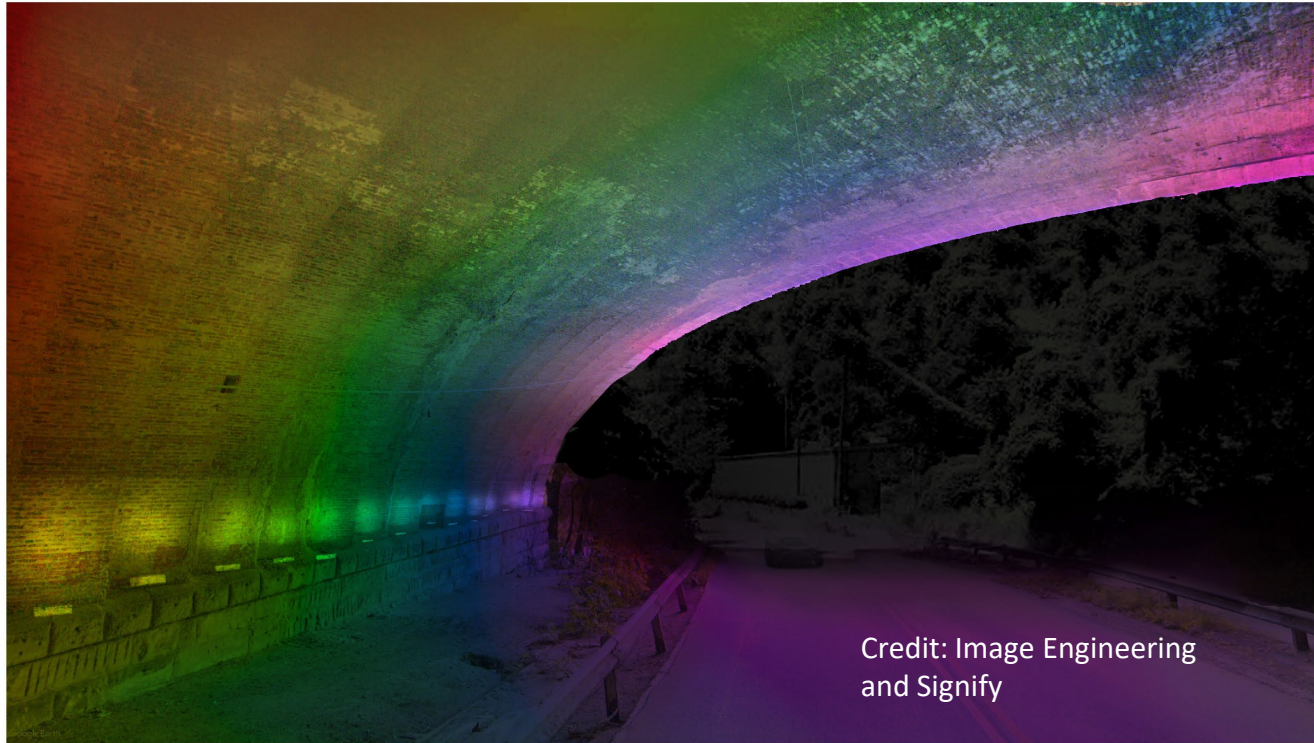
# Potential

Lighting to Highlight  
Brickwork and Stone

## North Avenue Underpass

### Falls Road Tunnel

Conceptual rendering – rainbow



Credit: Image Engineering  
and Signify

#### Notes:

- Renderings for conceptual purposes only. Dimensions of the underpass were estimated. Final appearance will vary.
- Mockup needed to confirm design intent



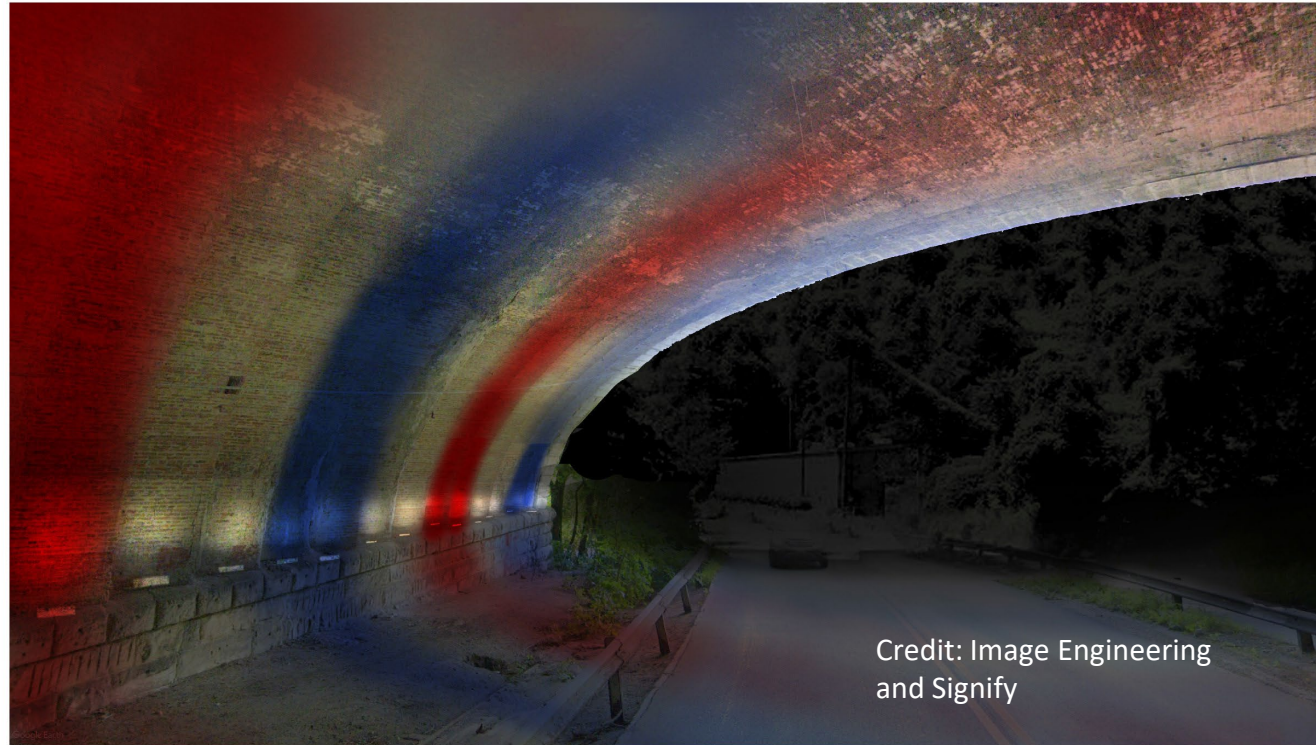
# Potential

Lighting to Highlight  
Brickwork and Stone

# North Avenue Underpass

## Falls Road Tunnel

Conceptual rendering – red, white and blue



Credit: Image Engineering  
and Signify

### Notes:

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# Potential

Lighting to Highlight  
Brickwork and Stone

## North Avenue Underpass

### Falls Road Tunnel

Conceptual rendering – pink



Credit: Image Engineering  
and Signify

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# CSX Underpass

Existing  
Conditions

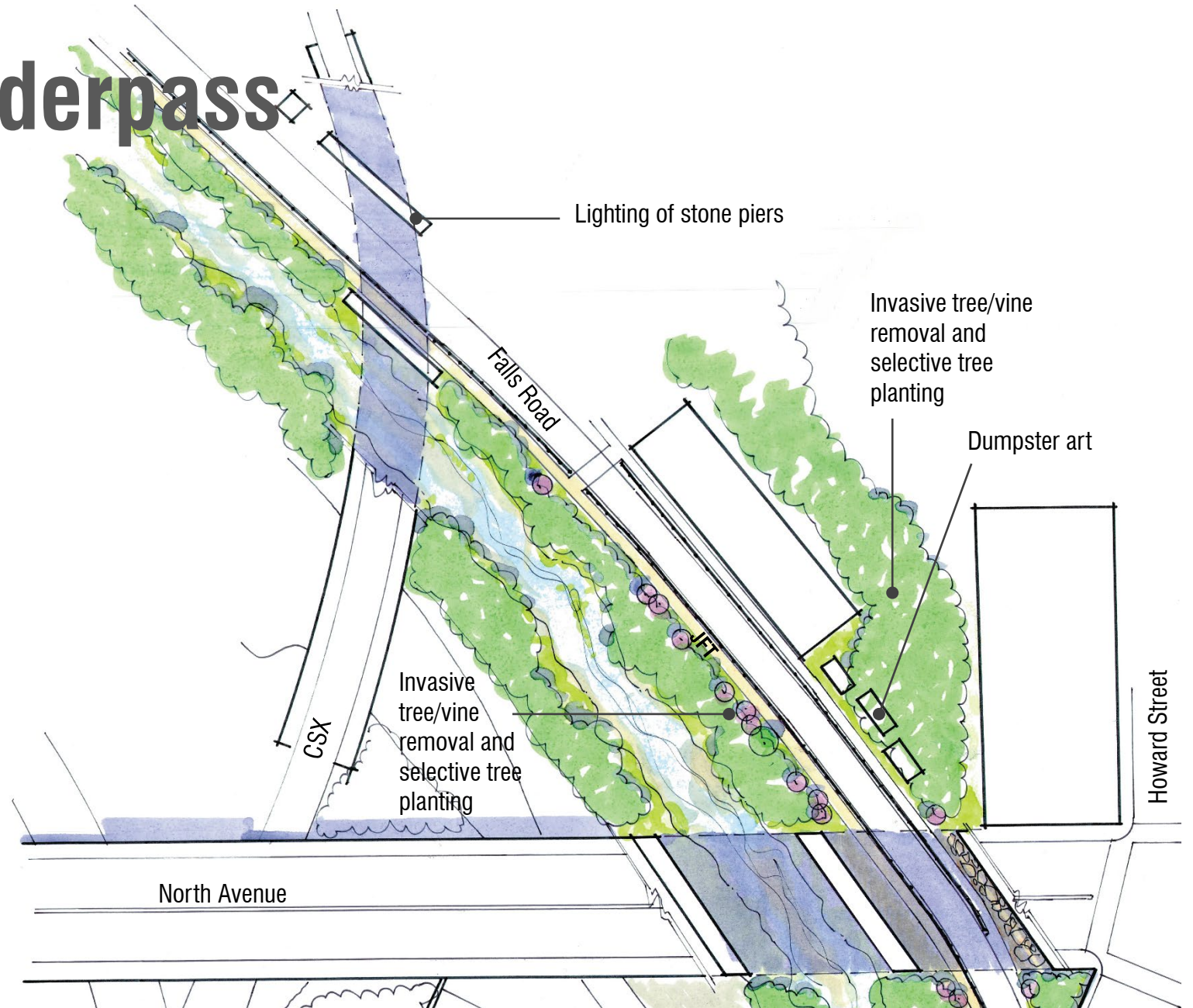




# CSX Underpass

## Potential

Lighting to Highlight  
Brickwork and Stone





# CSX Underpass

## Potential

Invasive Plant  
Removal and Native  
Tree Planting

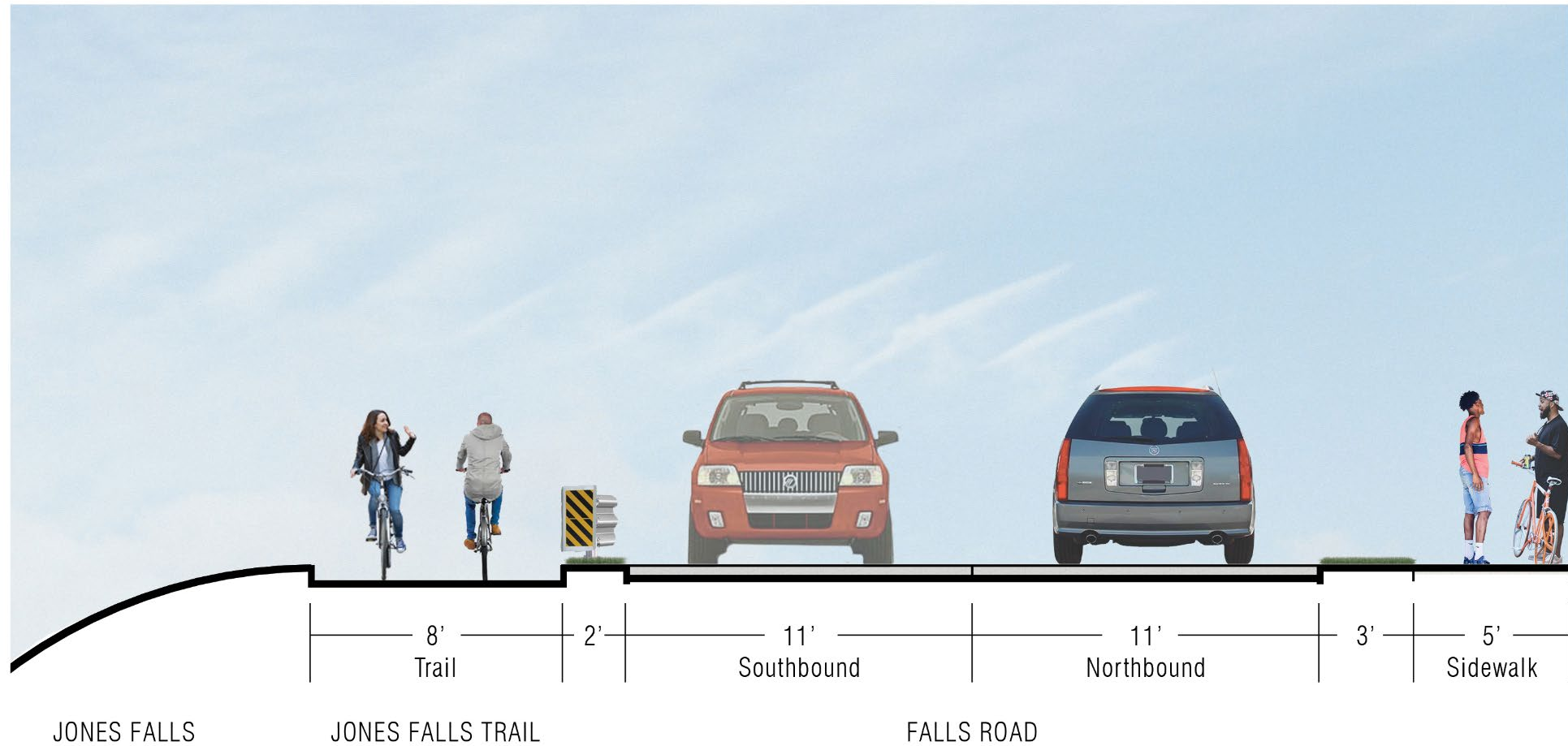
Painting of  
Dumpsters and  
Storage Sheds  
(Public Art)





# CSX Underpass

Potential





# CSX Underpass

## Potential

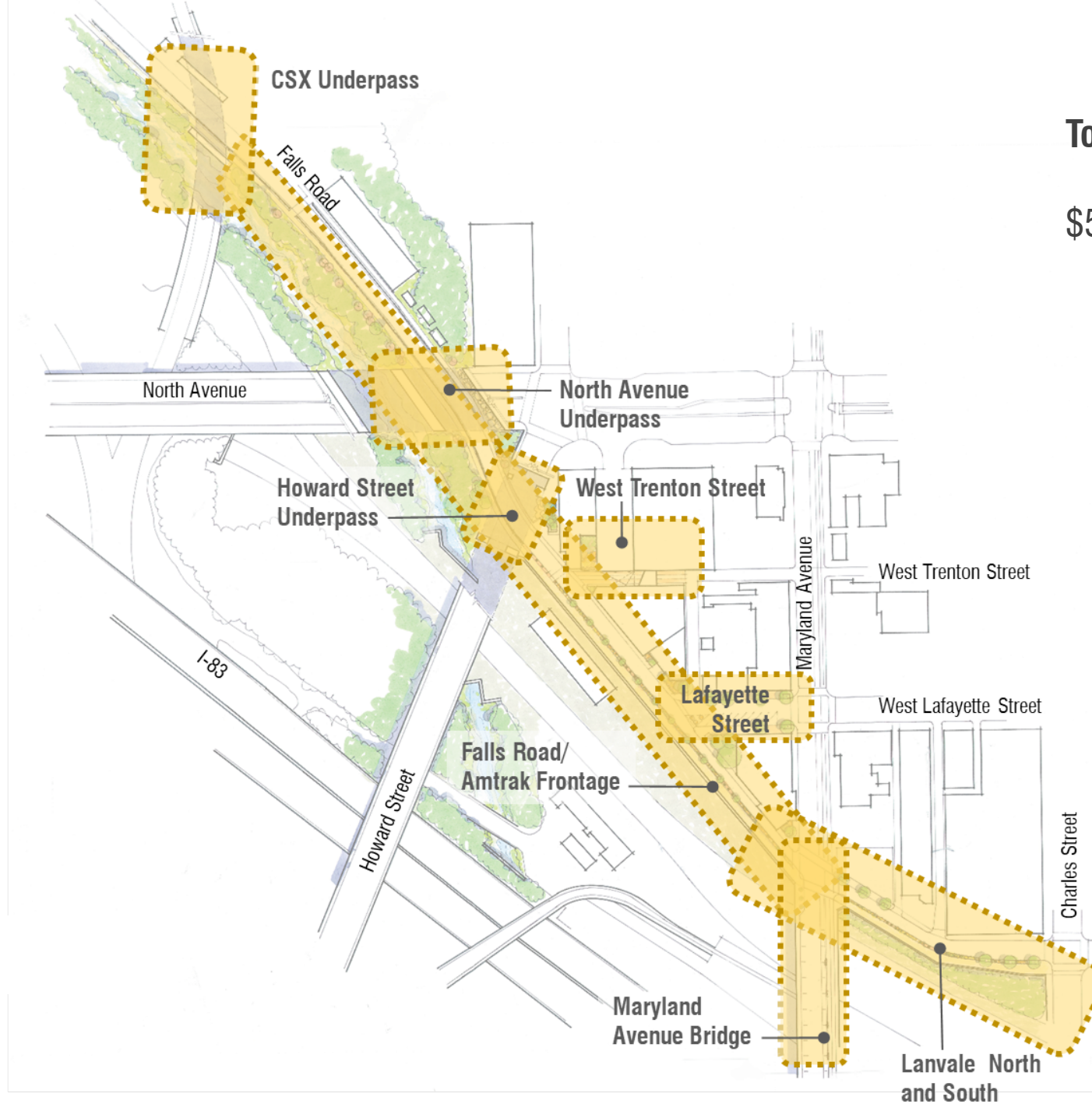
Lighting of Stone  
Piers





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