



Falls Road at Maryland Avenue Improvements

Midtown Community Benefits District

Mahan Rykiel Associates

RK&K

September 22, 2022

Funded by the Goldseker Foundation



Summary

Illustrative Concept



Project Areas

Lanvale (North/South)

Maryland Ave. Bridge

Falls Road/
Amtrak Frontage

Lafayette Avenue

West Trenton Street

Howard Street Underpass

North Avenue Underpass

CSX Underpass





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 Avenue
- 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 Avenue	\$18,000	\$15,000-22,000	
6. West Trenton Street	\$50,000	\$40,000-60,000	
<ul style="list-style-type: none"> • Includes Slope Improvements (\$4,700) • Includes Base of Slope Improvements (\$1,800) 			
7. Howard Street Underpass	\$213,000	\$170,000-256,000	
<ul style="list-style-type: none"> • Includes \$11,900 Labor for Lighting • Includes \$97,000 for Lighting 			
8. North Avenue Underpass	\$532,000	\$426,000-638,000	
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9. CSX Underpass	\$68,000	\$54,000-82,000	
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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-ideally wider) from CSX to Charles Street and beyond
2. Maintain two-way traffic on Falls Road, north of Lafayette Avenue (11' lanes maximum-less if possible); 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 minimum JFT and 5-8' planting and/or bio-retention area buffer
7. Incorporate public art (including locally recognized street artists)

Illustrative Concept



Project Areas

Lanvale (North/South)

Maryland Ave. Bridge

Falls Road/
Amtrak Frontage

Lafayette Avenue

West Trenton Street

Howard Street Underpass

North Avenue Underpass

CSX Underpass



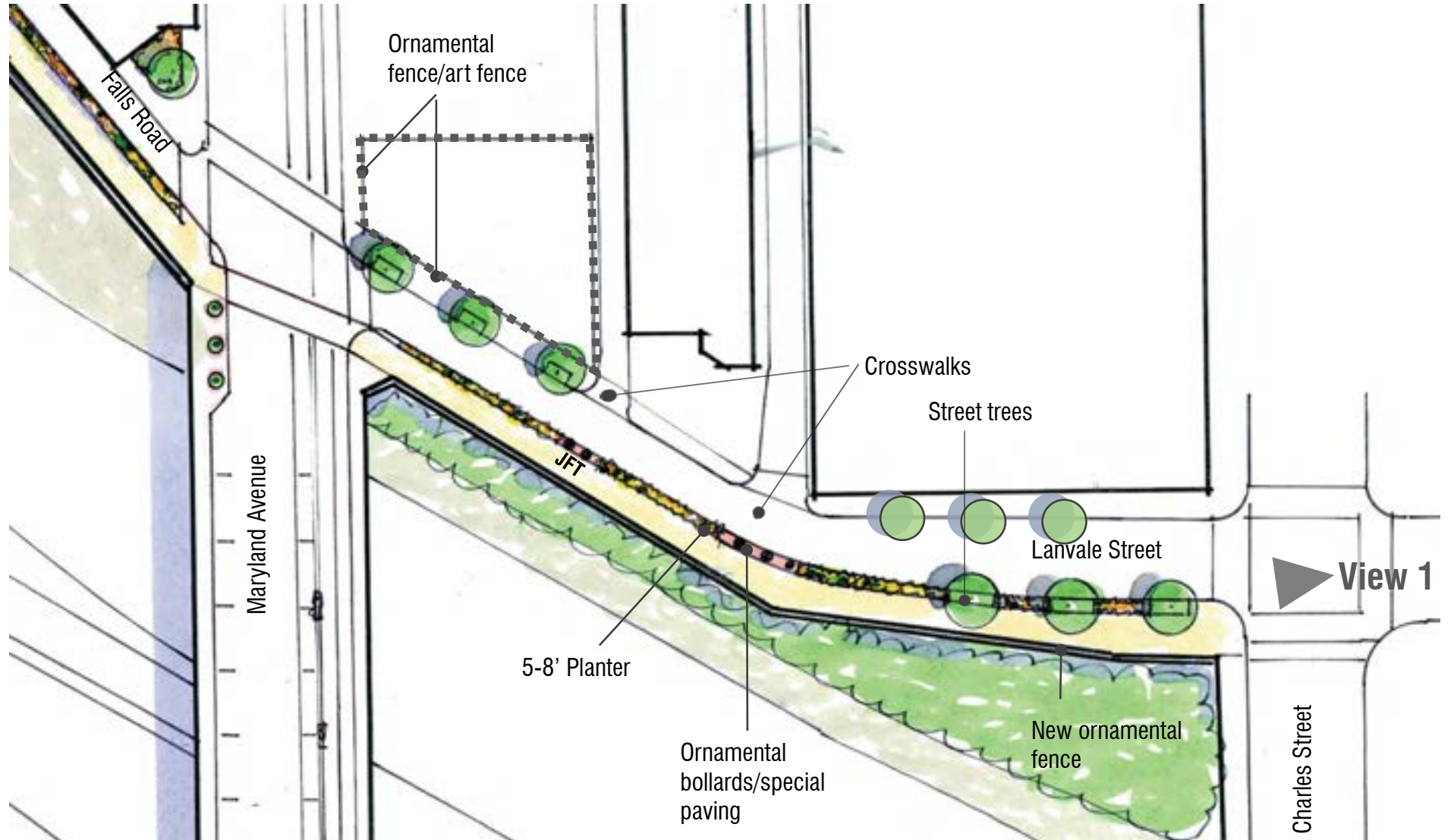
Lanvale South and North

Existing
Conditions



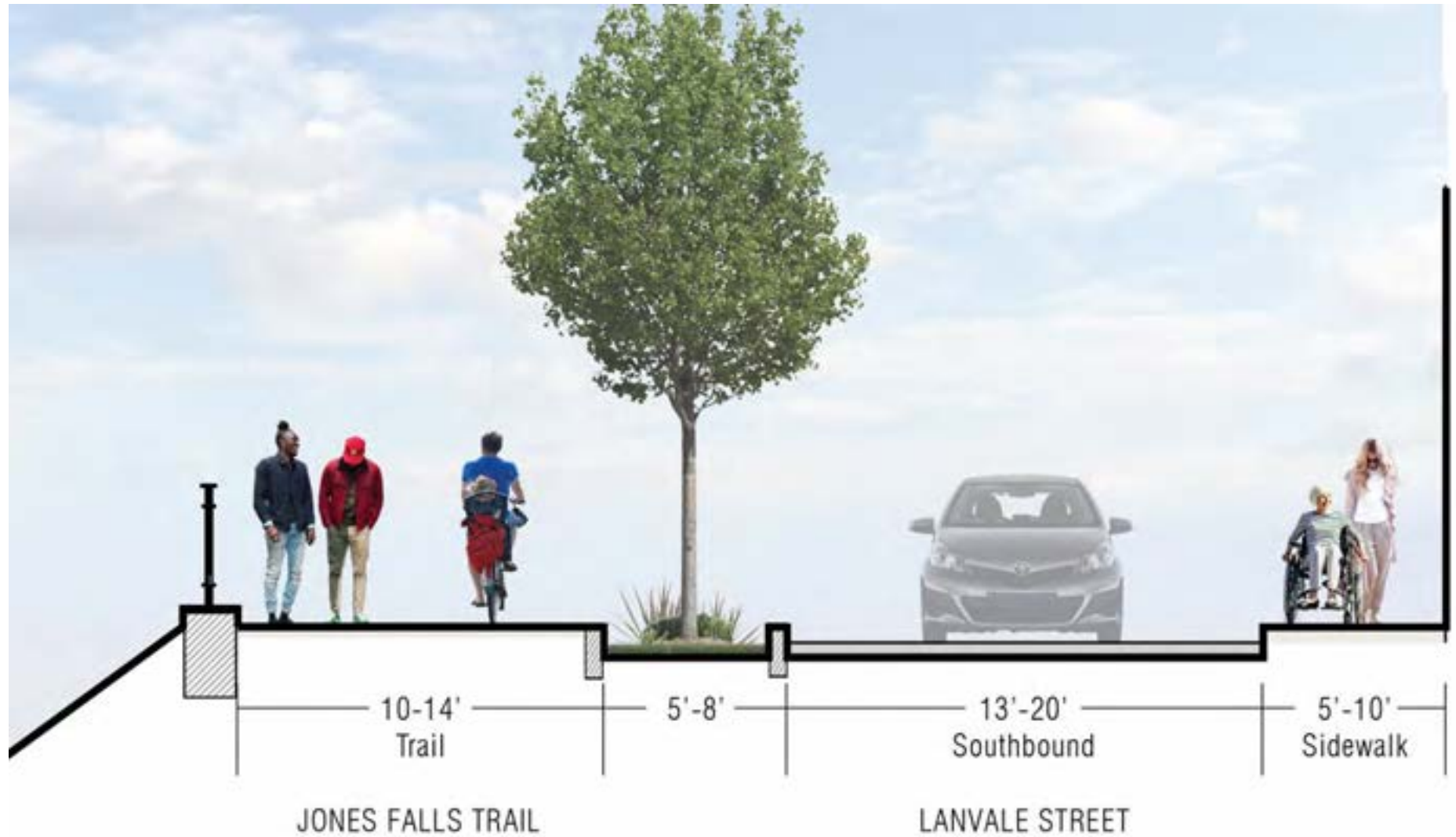
Potential

Lanvale South and North



Lanvale South and North

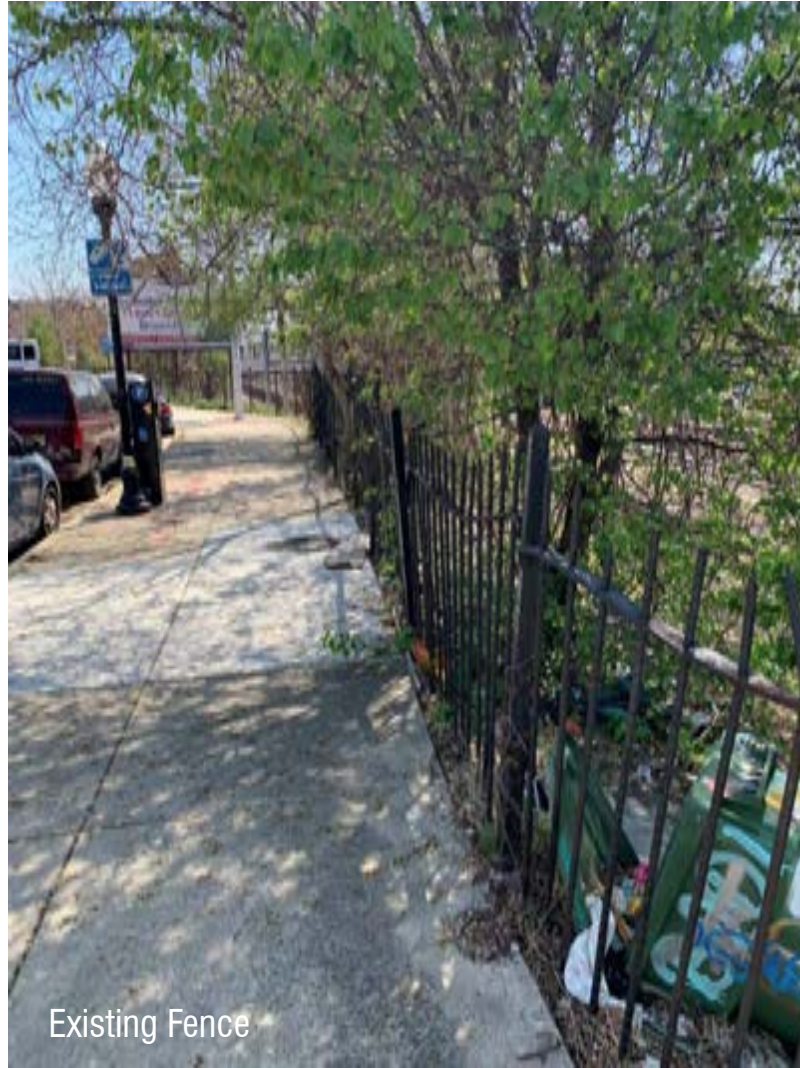
Potential



Lanvale South

Potential

Fence Replacement



Lanvale South

Potential

Façade Enhancements
(Highlight "Windows")





View #1 | Existing



View #1 | Potential

Lanvale North

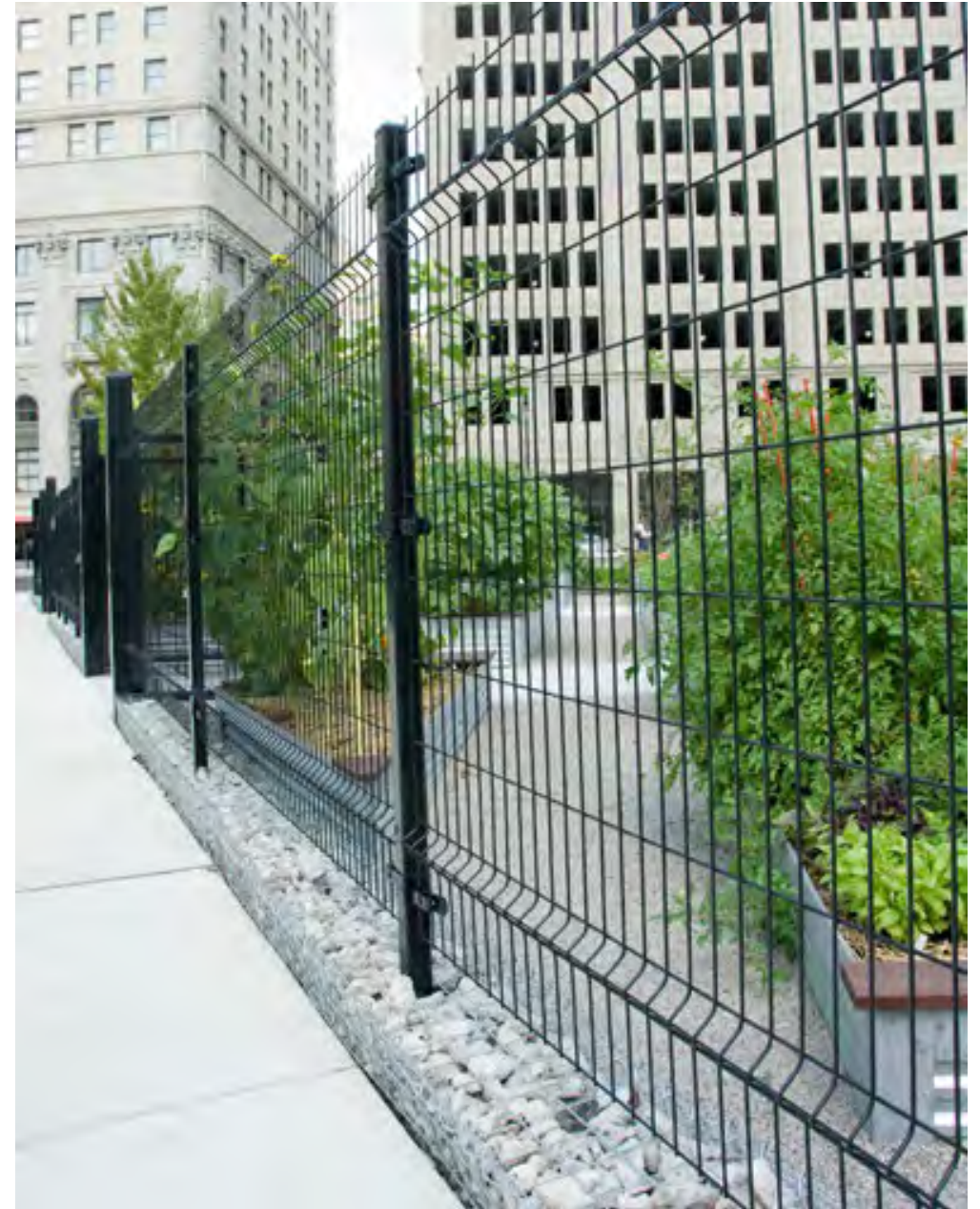
Existing
Conditions



Lanvale North

Potential

Fence Replacement
(Black Chain Link or
Wire)



Lanvale North

Potential

Fence Replacement
(Graphic/Art Panels)



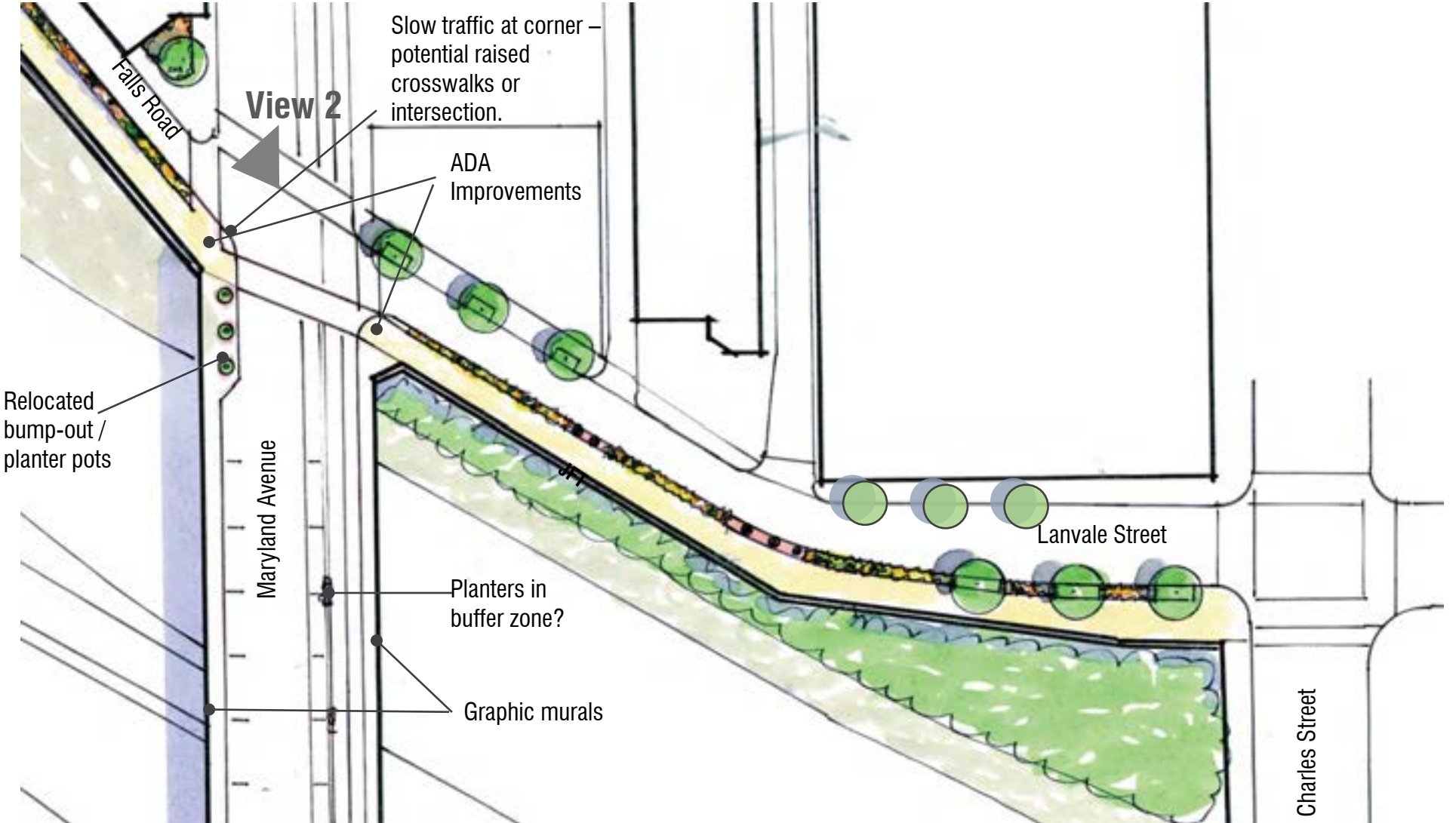
Maryland Avenue Bridge

Existing
Conditions



Potential

Maryland Avenue Bridge



Maryland Avenue Bridge

Potential

Intersection Bump-out and Planter Pots

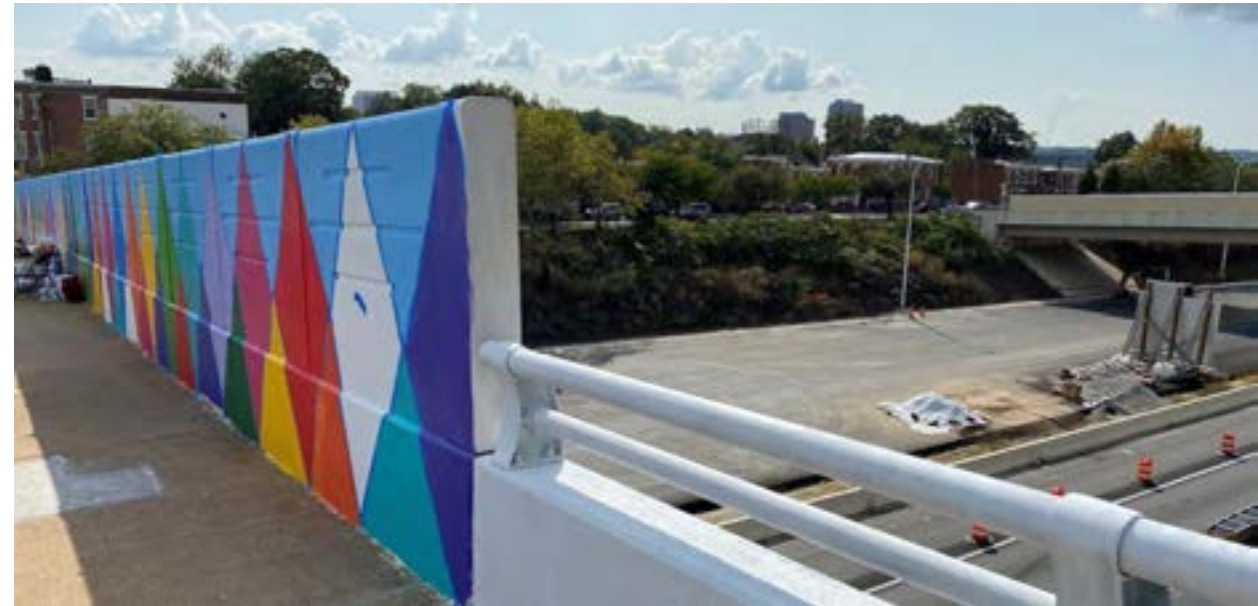
Planter Pots along Bike Lane



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

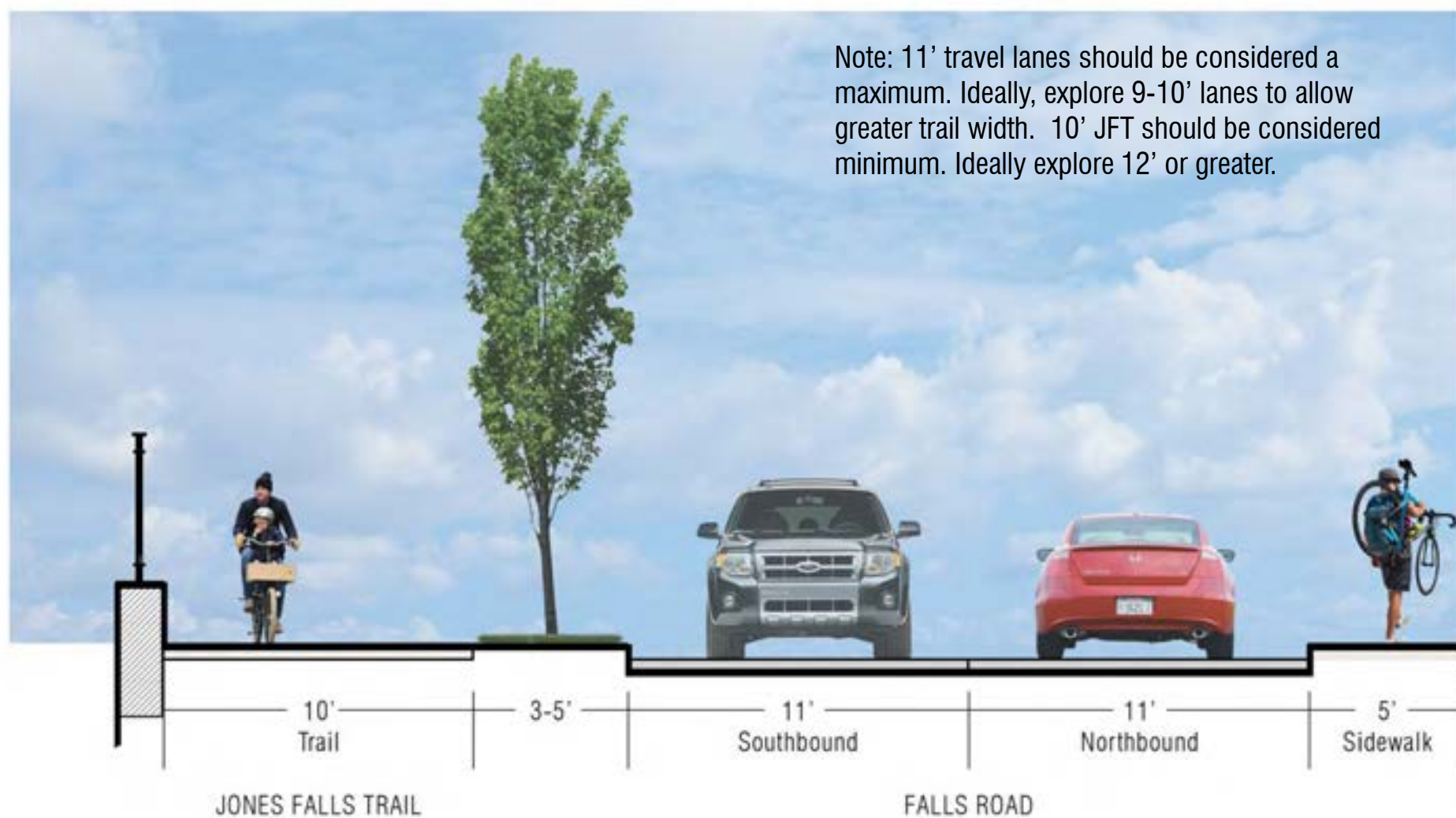
Planned Mural



Falls Road / Amtrak Frontage

Potential

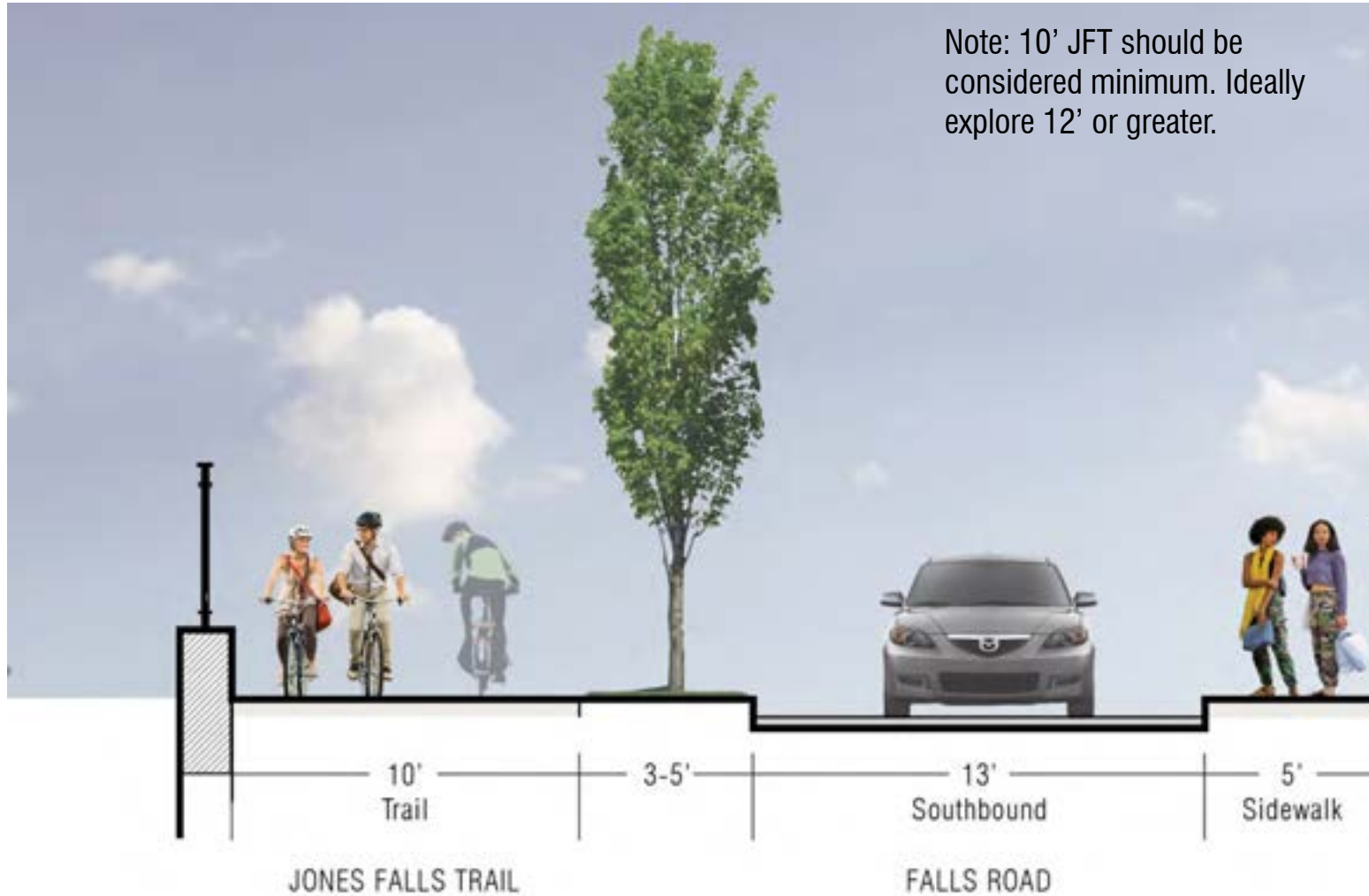
2-Way North of
Lafayette



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

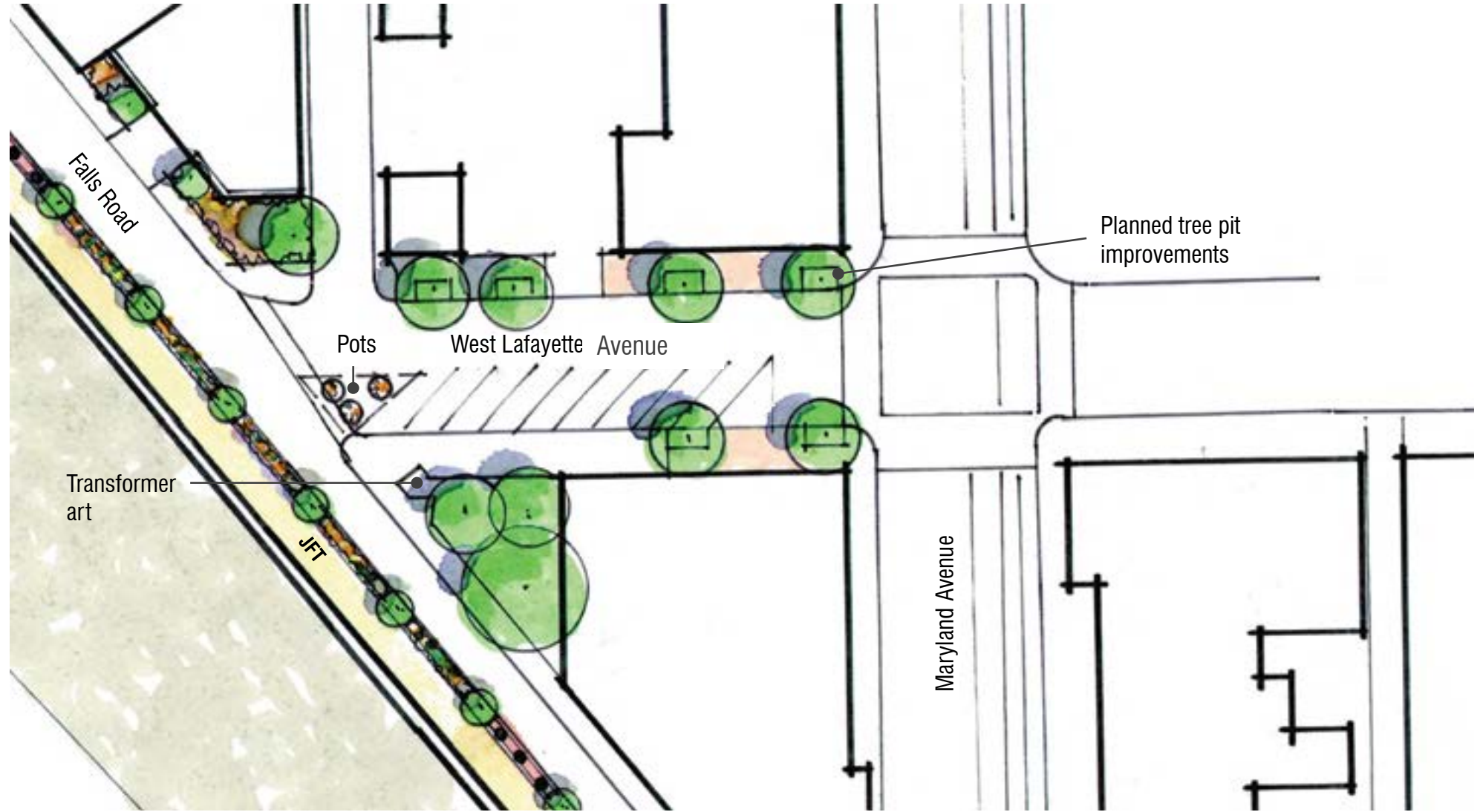
Lafayette Avenue

Existing
Conditions



Lafayette Avenue

Potential

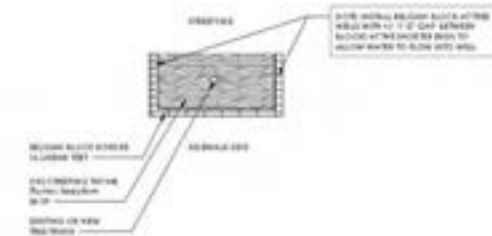


Lafayette Avenue

Potential

Planned Tree Pit Improvements

Planter Pots in Striped No-Parking Zone



WILD THYME



BELGIAN BLOCK

Lafayette Avenue

Potential

Transformer Art



Precedent Image

West Trenton Street

Existing
Conditions



West Trenton Street

Potential

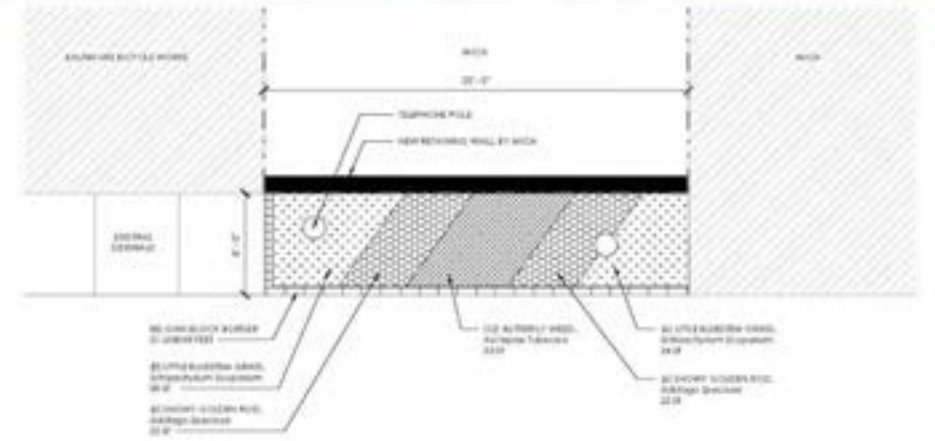
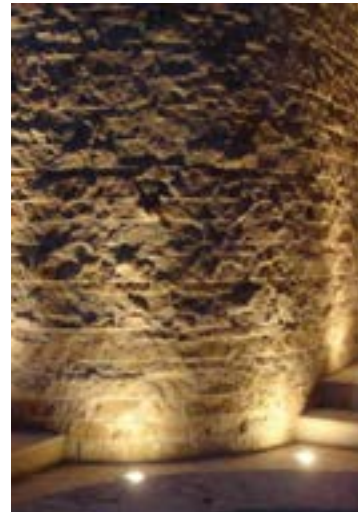


West Trenton Street

Potential

Planned Hillside Garden

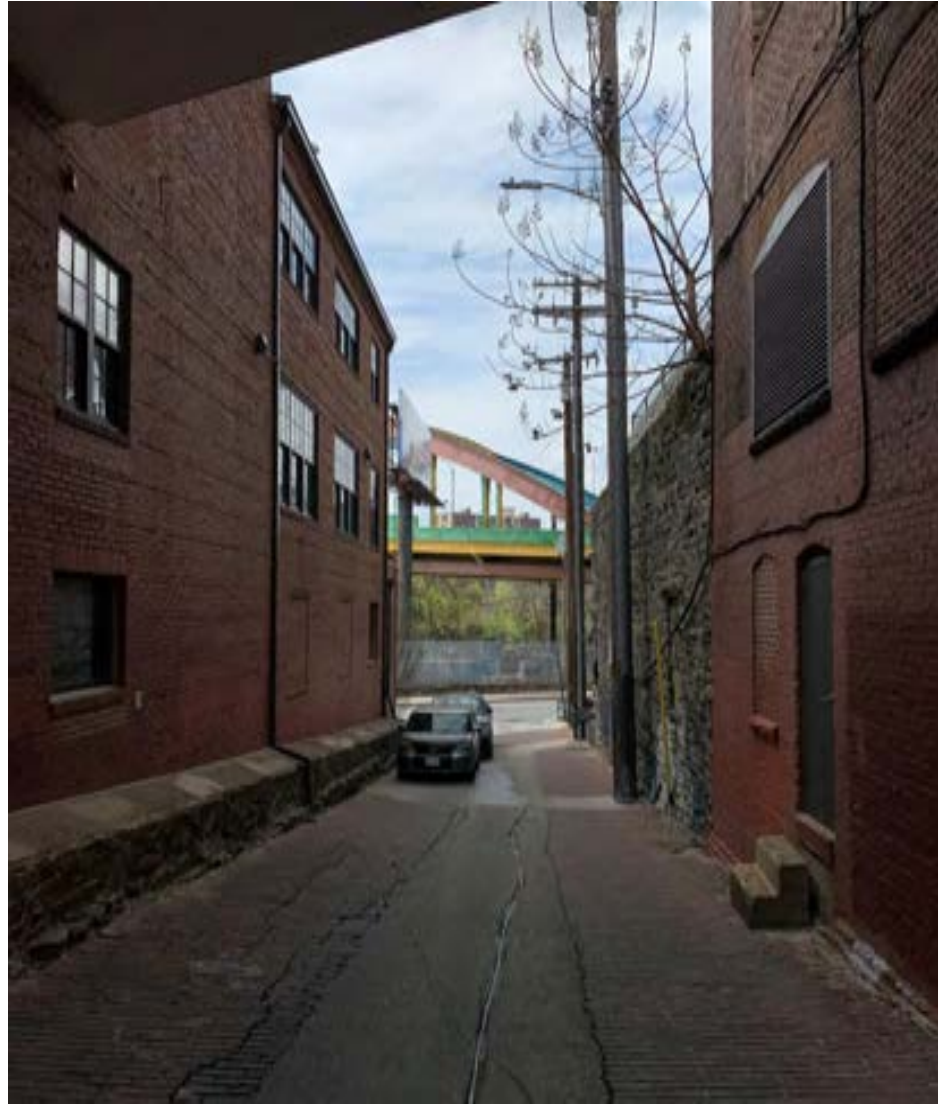
Lighting to Highlight Materials and Textures



West Trenton Street

Potential

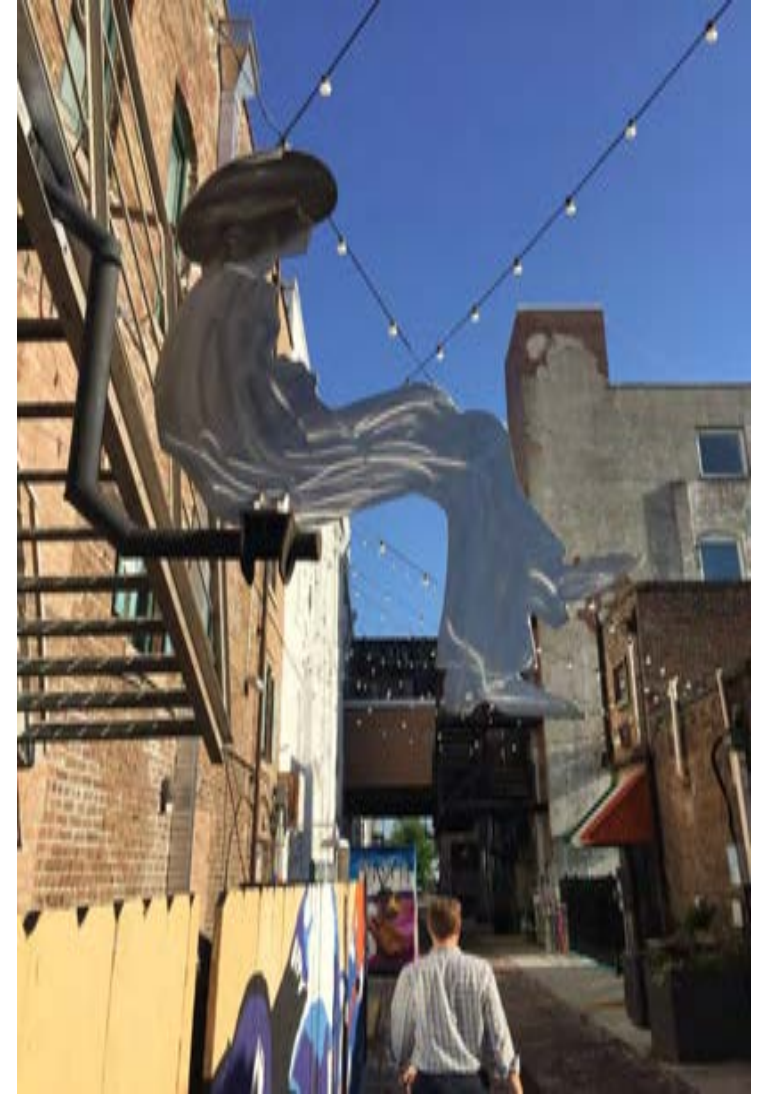
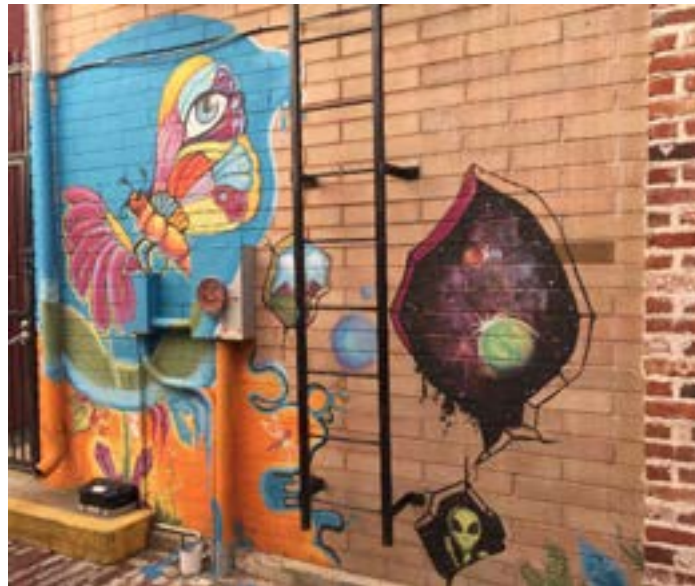
Overhead Lighting



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

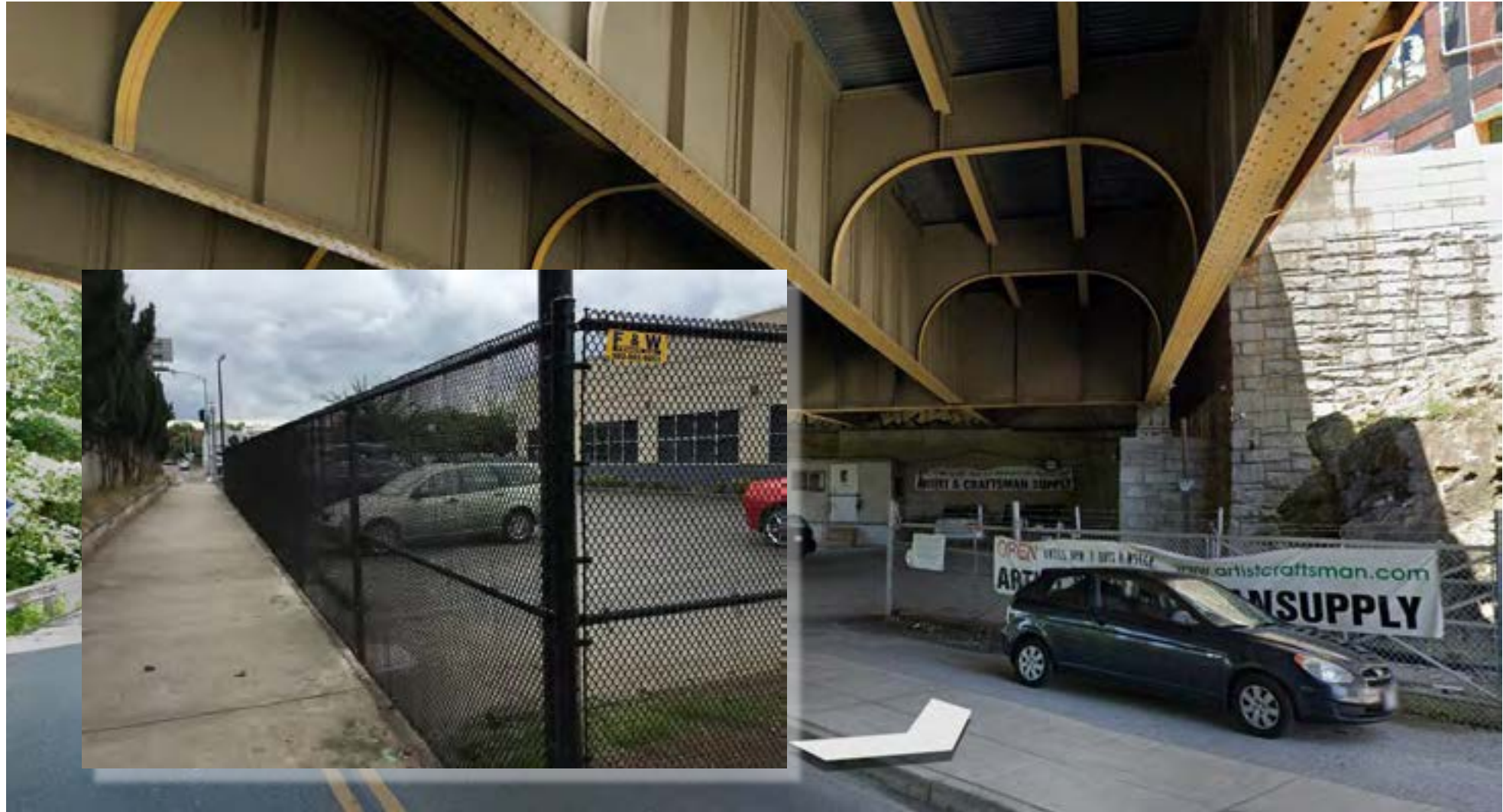


Potential Future Lighting of Entire Bridge (Not Included in Estimate)

Howard Street Underpass

Potential

Fence Replacement

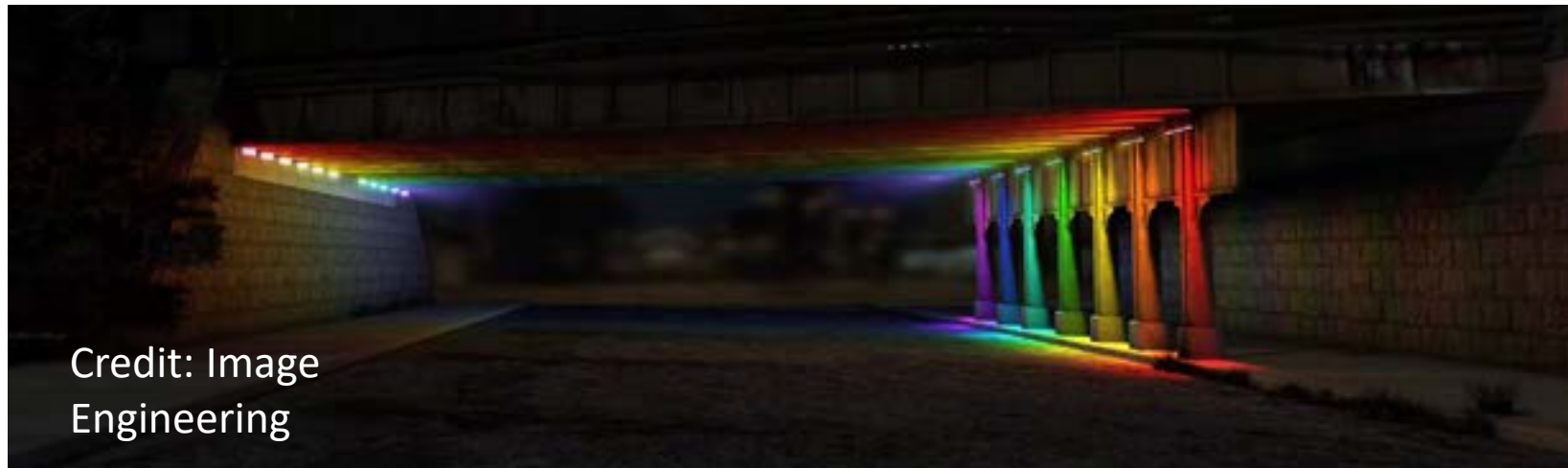


Howard Street Underpass

Potential

Fence Replacement

Lighting



Credit: Image
Engineering

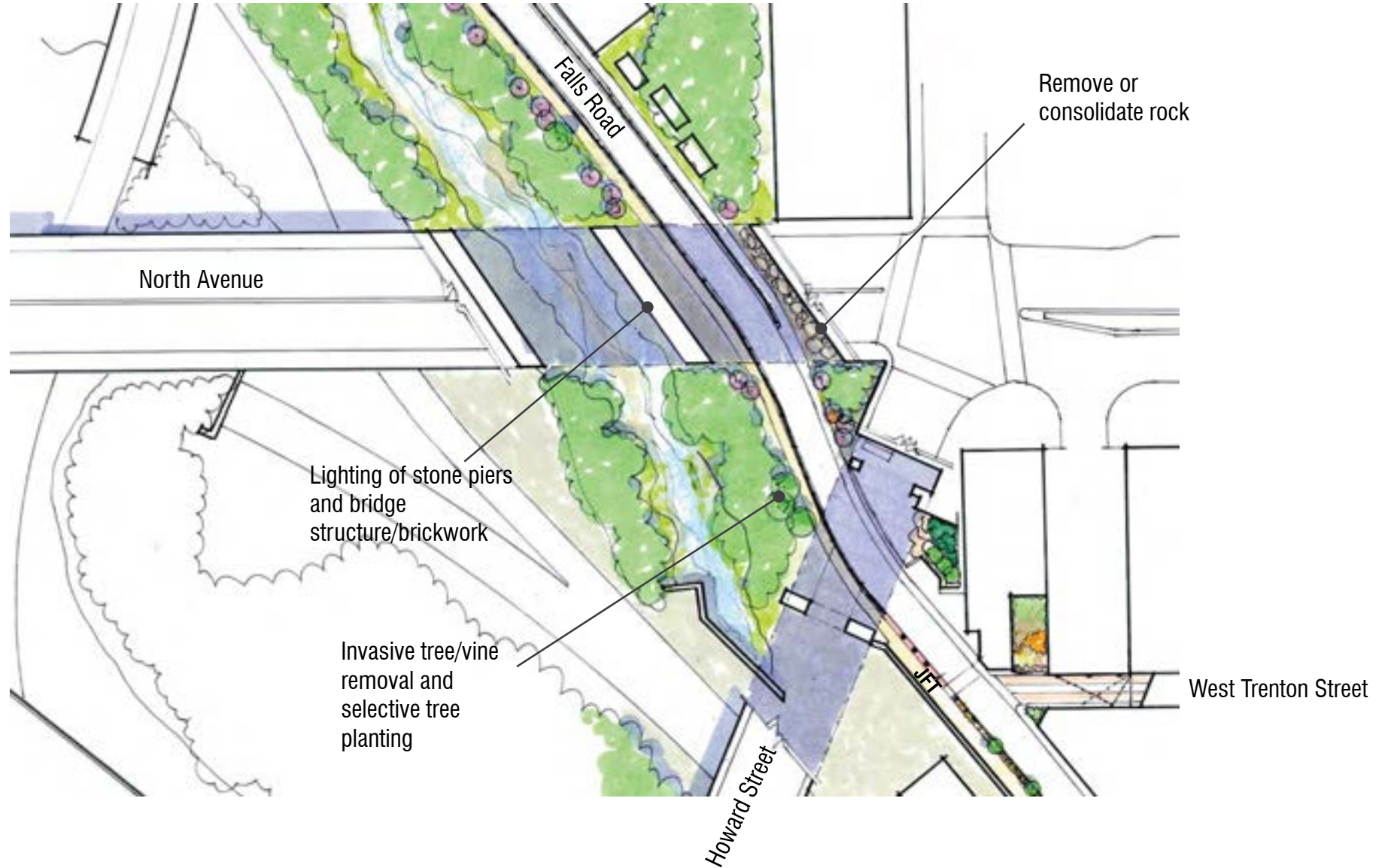
North Avenue Underpass

Existing
Conditions



North Avenue Underpass

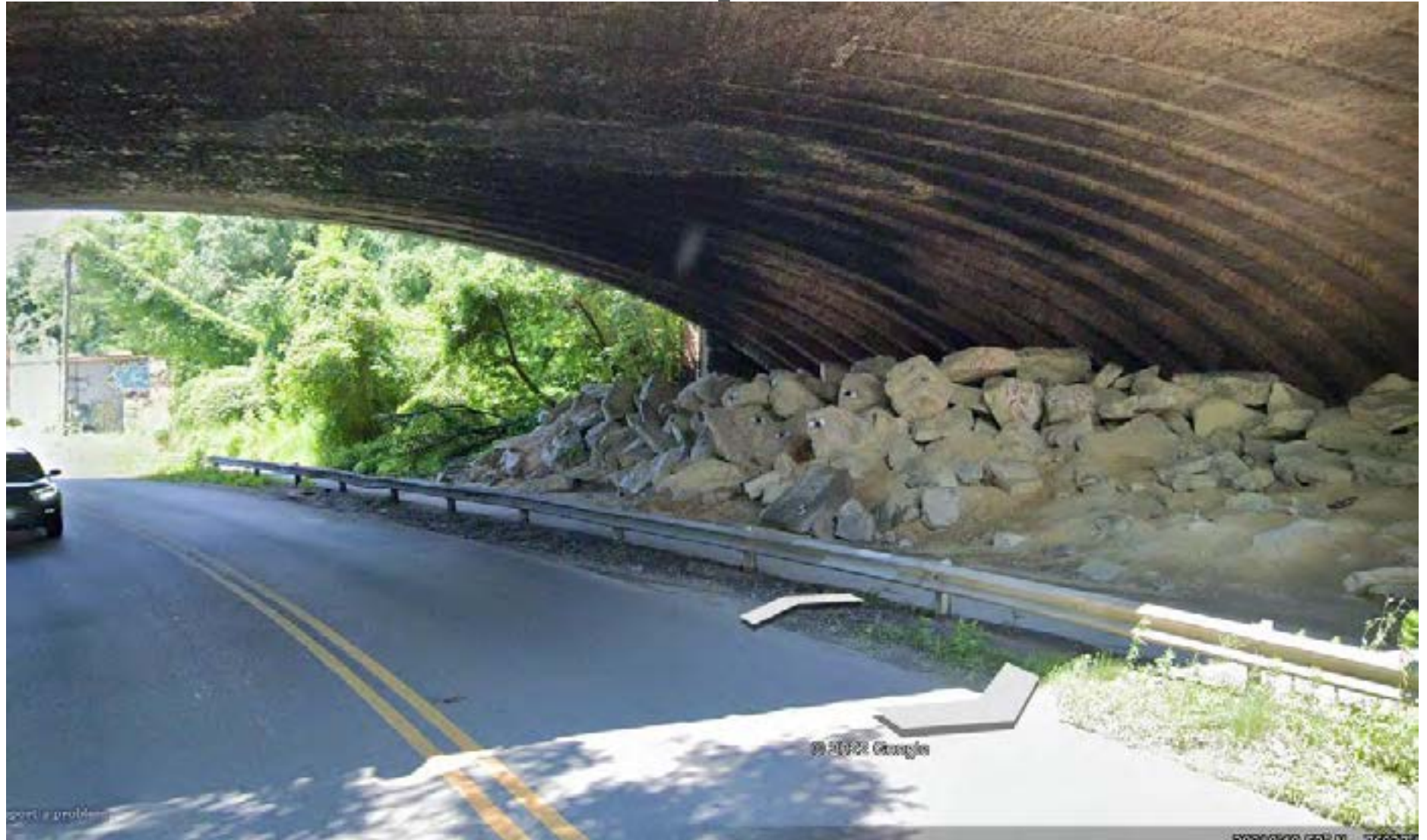
Potential



North Avenue Underpass

Potential

Remove Rock
Storage



North Avenue Underpass

Potential

Lighting to Highlight
Brickwork and Stone

Credit: Image
Engineering



North Avenue Underpass

Falls Road Tunnel

Conceptual rendering - rainbow

Potential

Lighting to Highlight
Brickwork and Stone



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.

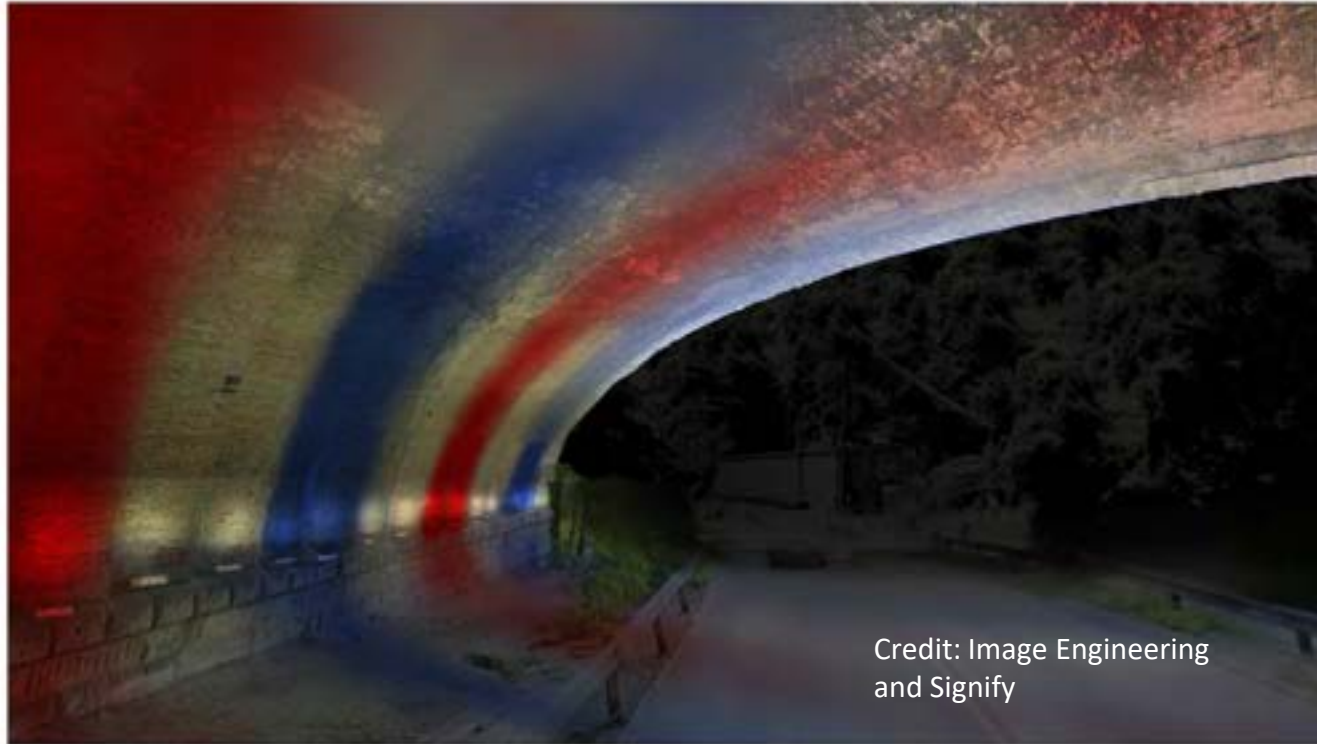
North Avenue Underpass

Falls Road Tunnel

Conceptual rendering - red, white and blue

Potential

Lighting to Highlight
Brickwork and Stone



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North Avenue Underpass

Falls Road Tunnel

Conceptual rendering - pink

Potential

Lighting to Highlight
Brickwork and Stone



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CSX Underpass

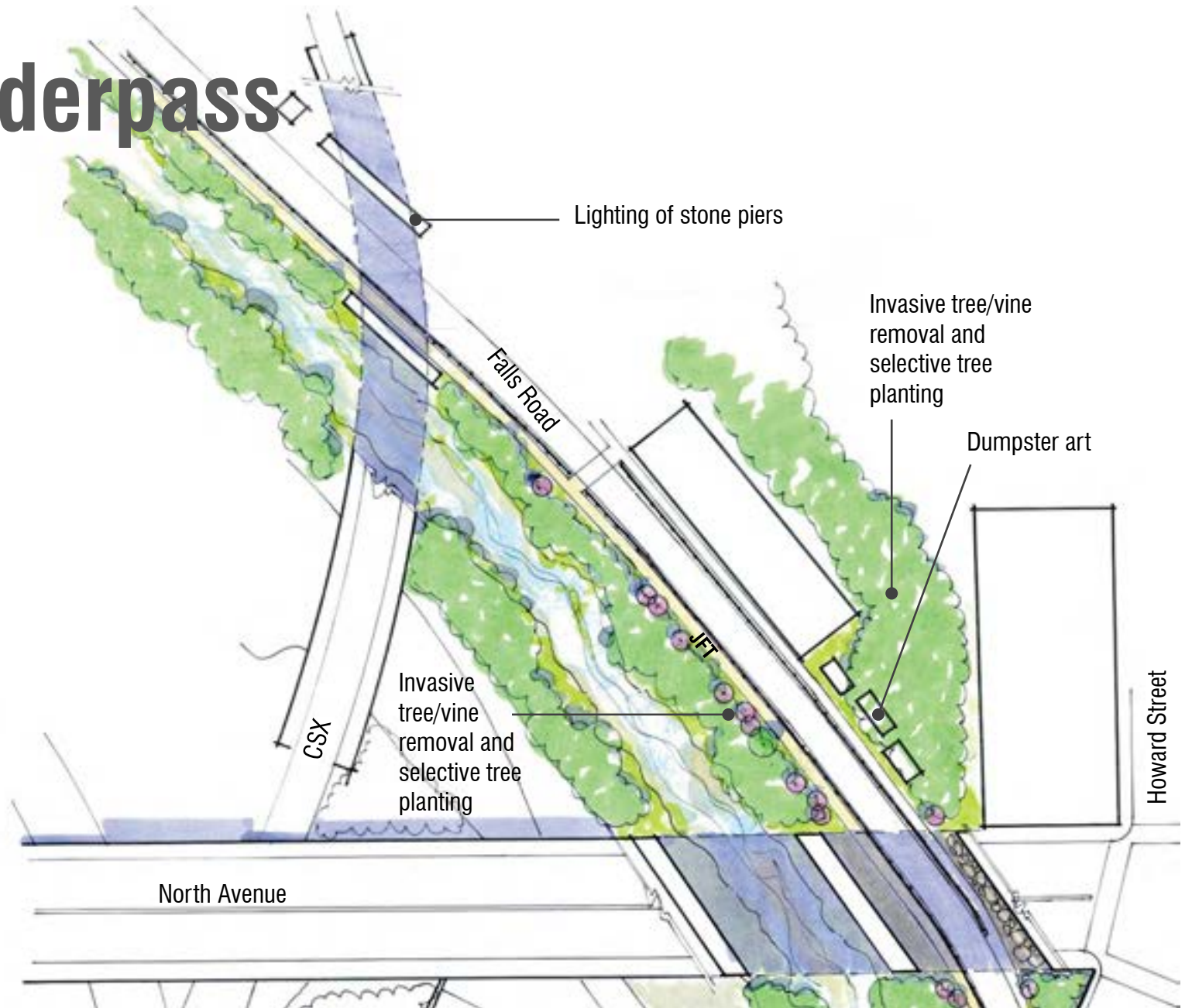
Existing
Conditions



CSX Underpass

Potential

Lighting to Highlight
Brickwork and Stone



CSX Underpass

Potential

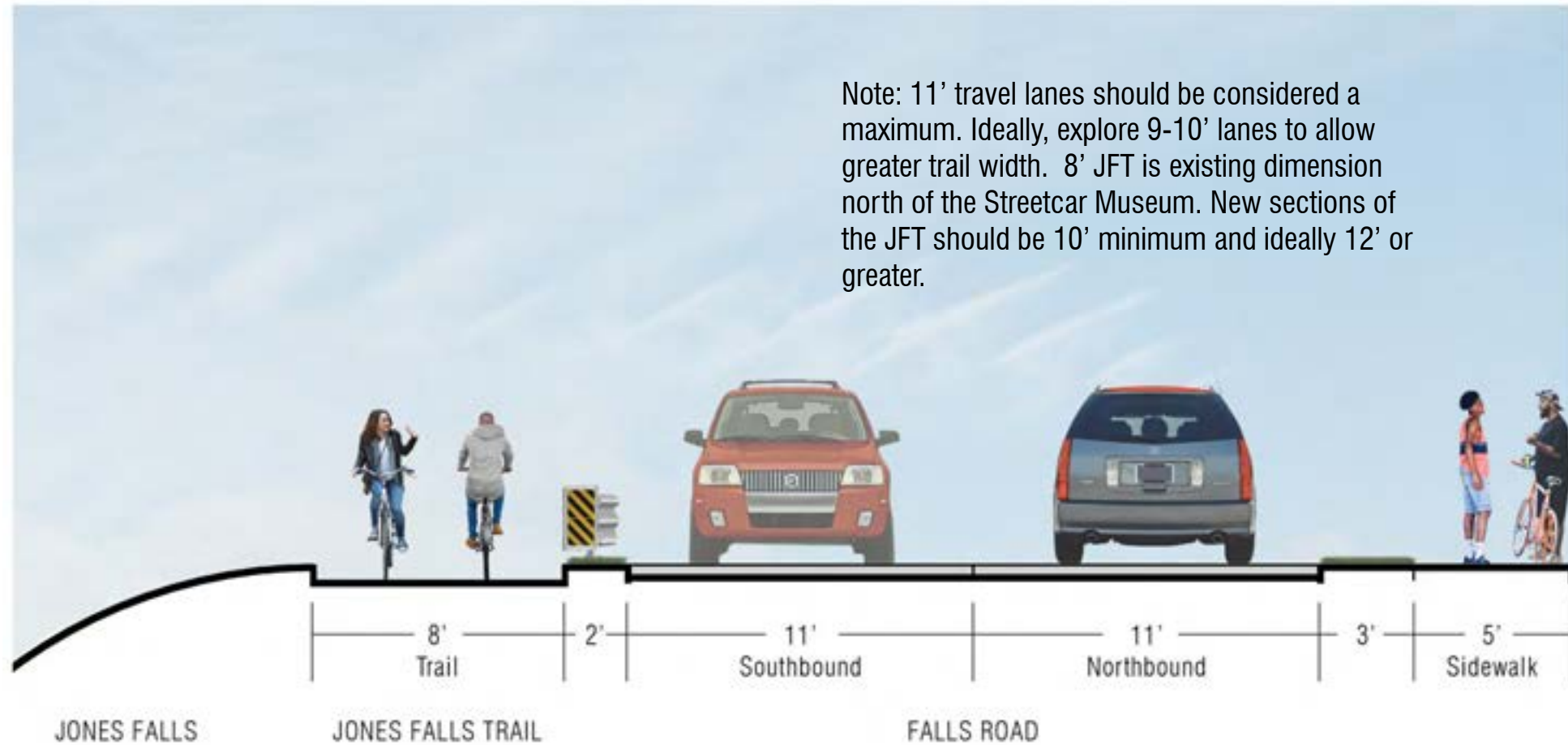
Invasive Plant
Removal and Native
Tree Planting

Painting of
Dumpsters and
Storage Sheds
(Public Art)



CSX Underpass

Potential



CSX Underpass

Potential

Lighting of Stone
Piers



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