

**Maryland's Historic National Road Corridor Partnership Plan Update
Matrix of Potential Planned Growth Area Case Studies**

*Guidelines for Identifying Planning Areas (DRAFT- December 2011) can be found here: <http://planning.maryland.gov/pdf/ourwork/roundtable/20111215/planningareaguidelines121511.pdf>

**Best Practice Available includes: case study (CS) or example (EX)

| SITE (listed from west to east) | PLANNING AREAS* | | | | | | | | | | RURAL | | | TRANSITION | | | TOWN/CITY | | | OTHER | | Best Practice Available** | | |
|--|------------------------------------|----------------------------------|---------------|-----------------------|----------------|--|------------------|---|---|--------------------------------|------------------------|-------------------|-------------------------|---|-------------------------|------------------------|------------------------|---|-------------------------------------|---------------------------------------|---------|---------------------------|----------------------|----|
| | Targeted Growth and Revitalization | Established Community with PFA's | Future Growth | Large Lot Development | Rural Resource | Priority Preservation Area for Agriculture | Natural Resource | Preservation/Conservation Water Resource Area | Preservation/Conservation Climate Change Impact | Historic and Cultural Resource | Small-Scale Commercial | Rural Residential | Low Density Residential | Medium Density and Multi-Family Residential | Stand-Alone Residential | Small-Scale Commercial | Large-Scale Commercial | Infill Development within Historic District or adjacent to Historic Resources | Mixed-Use and Village Redevelopment | High Density Multi-Family Residential | Gateway | | Main Street Maryland | |
| 219 Interchange near Keyser's Ridge Business Park <i>Garrett County</i> | | | X | | | X | | | | | X | X | X | | | | | | | | | | | CS |
| Approach to Grantsville from the west <i>Garrett County</i> | | | | X | | | | | | | X | X | | | | | | | | | X | | | |
| Grantsville <i>Garrett County</i> | X | | | | | | | | X | | | X | | | | | X | | | | | | | |
| Rural intersection: US 219 (Chestnut Ridge Road) <i>Garrett County</i> | | | X | | | | | | | | X | | | | | | | | | | | | | |
| Rural residential home east of Church Run Rd <i>Garrett County</i> | | | | X | | | | | | | | X | | | | | | | | | | | | |
| Hen House Restaurant <i>Garrett County</i> | | | | | | | | | X | X | | | | | | | | | | | | | | |
| Proposed wind turbines on Big Savage Mountain <i>Garrett County</i> | | | | | X | | X | | | | | | | | | | | | | | | | | EX |
| Proposed wind turbines on Big Savage Mountain <i>Allegany County</i> | | | | | X | | X | | | | | | | | | | | | | | | | | EX |
| Frostburg- approach from west <i>Allegany County</i> | | X | | | | | | | | | | | X | X | X | | | | | | X | X | | CS |
| Frostburg <i>Allegany County</i> | X | | | | | | | | X | | | | | | | | X | | | | | X | | |
| Approaching LaVale <i>Allegany County</i> | | X | | | | | | | | | | | | X | X | | | | | | X | | | |
| Six Mile House east of Cumberland <i>Allegany County</i> | | | | | | | | | X | | | | | | | | | | | | | | | |
| Rural village transition- Flintstone <i>Allegany County</i> | | X | | X | | X | | | | | X | X | | | | X | | | | | | | | CS |
| Oliver House west of Hancock <i>Washington County</i> | | | | | | | | | X | | X | | | | | | | | | | | | | |
| Hancock Toll House west of Hancock <i>Washington County</i> | | | | | | | | | X | | | | | | | | | | | | X | | | |
| Hancock edge of town <i>Washington County</i> | | X | | | | | | | | | | | | X | X | | | | | | X | | | |
| Hancock "Main Street" <i>Washington County</i> | X | | | | | | | | X | | | | | | | | X | X | | | | | | |
| Clear Spring- western edge of town <i>Washington County</i> | | | | | | X | | | | | | | | X | X | | | | | | X | | | |

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| | PLANNING AREAS* | | | | | | | | | | RURAL | | | TRANSITION | | | TOWN/CITY | | | OTHER | | | |
|--|------------------------------------|----------------------------------|---------------|-----------------------|----------------|--|------------------|---|---|--------------------------------|------------------------|-------------------|-------------------------|---|-------------------------|------------------------|------------------------|---|-------------------------------------|---------------------------------------|---------|----------------------|---------------------------|
| *Draft of Planning Area Guidelines (December 2011) can be found here: http://planning.maryland.gov/pdf/ourwork/roundtable/20111215/planningareaguidelines121511.pdf **Best Practice Available includes: case study (CS) or example (EX) | Targeted Growth and Revitalization | Established Community with PFA's | Future Growth | Large Lot Development | Rural Resource | Priority Preservation Area for Agriculture | Natural Resource | Preservation/Conservation Water Resource Area | Preservation/Conservation Climate Change Impact | Historic and Cultural Resource | Small-Scale Commercial | Rural Residential | Low Density Residential | Medium Density and Multi-Family Residential | Stand-Alone Residential | Small-Scale Commercial | Large-Scale Commercial | Infill Development within Historic District or adjacent to Historic Resources | Mixed-Use and Village Redevelopment | High Density Multi-Family Residential | Gateway | Main Street Maryland | Best Practice Available** |
| SITE (listed from west to east) | | | | | | | | | | | | | | | | | | | | | | | |
| Clear Spring- eastern edge of town <i>Washington County</i> | | | | X | | X | | | | | | X | | | | | | | | | | X | |
| Clear Spring <i>Washington County</i> | | X | | | | | | | | X | | | | | | | | X | X | | | | |
| Rural Development Near St. Paul Road <i>Washington County</i> | | | | | | X | | | | | | X | | | | | | | | | | | |
| Hagerstown- western transition area into the city <i>Washington County</i> | | | X | X | | X | | | | | | | | | X | X | | | | | X | | CS |
| Boonsboro- approach to town limit from the west <i>Washington County</i> | | | | X | | X | | | | | | X | | | | | | | | | | | |
| Boonsboro- edges of town <i>Washington County</i> | | X | | | | | | | | | | | | X | | X | | | | | X | | |
| Boonsboro <i>Washington County</i> | X | | | | | | | | | X | | | | | | | | X | X | | | | |
| Middletown- approach to town limits <i>Frederick County</i> | | | | | | X | | | | | | | | X | | | | | | | | | |
| Middletown <i>Frederick County</i> | X | | | | | | | | | X | | | | | | | | X | X | | | | |
| City of Frederick <i>Frederick County</i> | X | | | | | | | | | X | | | | | | | | X | X | | | X | CS |
| The Golden Mile <i>Frederick County</i> | X | | | | | | | | | | | X | X | | | | X | | X | | X | | CS |
| Mt. Airy <i>Carroll County</i> | | X | | | | | | | | | | | | | | | X | | | | X | | |
| Developing Tier- approaching Ellicott City <i>Howard County</i> | | X | | | | | | | | | | | | X | X | | | | | | | | |
| Ellicott City <i>Howard County</i> | X | | | | | | | | | X | | | | | | | | X | X | | | | |
| Oella- transition from Ellicott City <i>Baltimore County</i> | | X | | | | | | | | X | | | | | | X | | X | | | X | | CS |
| Transition area between Oella and Catonsville <i>Baltimore County</i> | | | X | | | | | | | | | | | | | X | | | | | X | | |
| undeveloped land approaching western city limit Frederick Road, <i>Baltimore City</i> | | X | | | | | | | | | | | | X | | | | | | | X | | |
| Frederick Ave development near Franklinton Rd <i>Baltimore City</i> | X | | | | | | | | | | | | | | | | | | | X | | | EX |