



NOTICE OF YORK ROAD TRAFFIC PATTERN CHANGES INCLUDING LANE CLOSURE AT 101 YORK ROAD

February 28, 2019

DELIVERED VIA EMAIL

Regarding: 101 YORK Road Project

Information regarding construction activity affecting traffic patterns

On behalf of the owner of the 101 YORK project, I wanted to inform you of coming traffic pattern changes that are necessary to complete the construction of our private mixed-use student housing and retail development.

The location of the 101 York Road project and the configuration of the property unfortunately results in site and building restrictions. Consequently, construction will necessitate the use of the sidewalk area along the property's York Road frontage. It is anticipated this activity will begin in March of 2019 and possibly continue through the remainder of the year.

For approximately the first 30 days of this activity period, the portion of the right-hand lane of southbound York Road in front of the site will be closed from 6:00 am to 3:00 pm, Monday through Friday. The sidewalk in front of the construction site will be closed to pedestrian traffic during this same 30-day period from 6:00 am to 3:00pm, Monday through Friday as well. Pedestrians will be detoured to the east side of York Road at the signalized public crosswalks located at the intersections of Burke Road/York Road and Towsontown Blvd/York Road.

Thereafter, and for approximately a 9-month period, the portion of the right-hand lane of southbound York Road in front of the site will be continuously closed because the sidewalk area will be needed on a 24-hour basis for construction. Therefore, and in order to continue to provide the safest pedestrian traffic flow, pedestrian traffic will be shifted onto the adjacent lane of southbound York Road along the property's frontage. Concrete barriers, fencing, additional lighting, and traffic flaggers will be put in place to insure pedestrian safety. Most likely you have seen these construction barriers and relocated sidewalks in other areas of Towson faced with similar construction challenges and site constraints.

In addition, there will be a detour for vehicles traveling south on York Road desiring to turn left onto Linden Place. Those vehicles will instead turn left at the intersection with Burke Avenue and follow the marked detour signs. No bus stops will be affected by this activity.



The private student housing community is scheduled to open in August of 2020 in time for the Fall 2020 Towson University school year. This mixed-use development will also include retail space along the street level. The retail establishments will be open to the public.

Thank you for your patience and please do not hesitate to contact me with any questions or concerns. We are committed to minimizing inconveniences experienced by our neighbors wherever possible.

Sincerely,

J. David Koch

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Vice President – Land Acquisitions
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