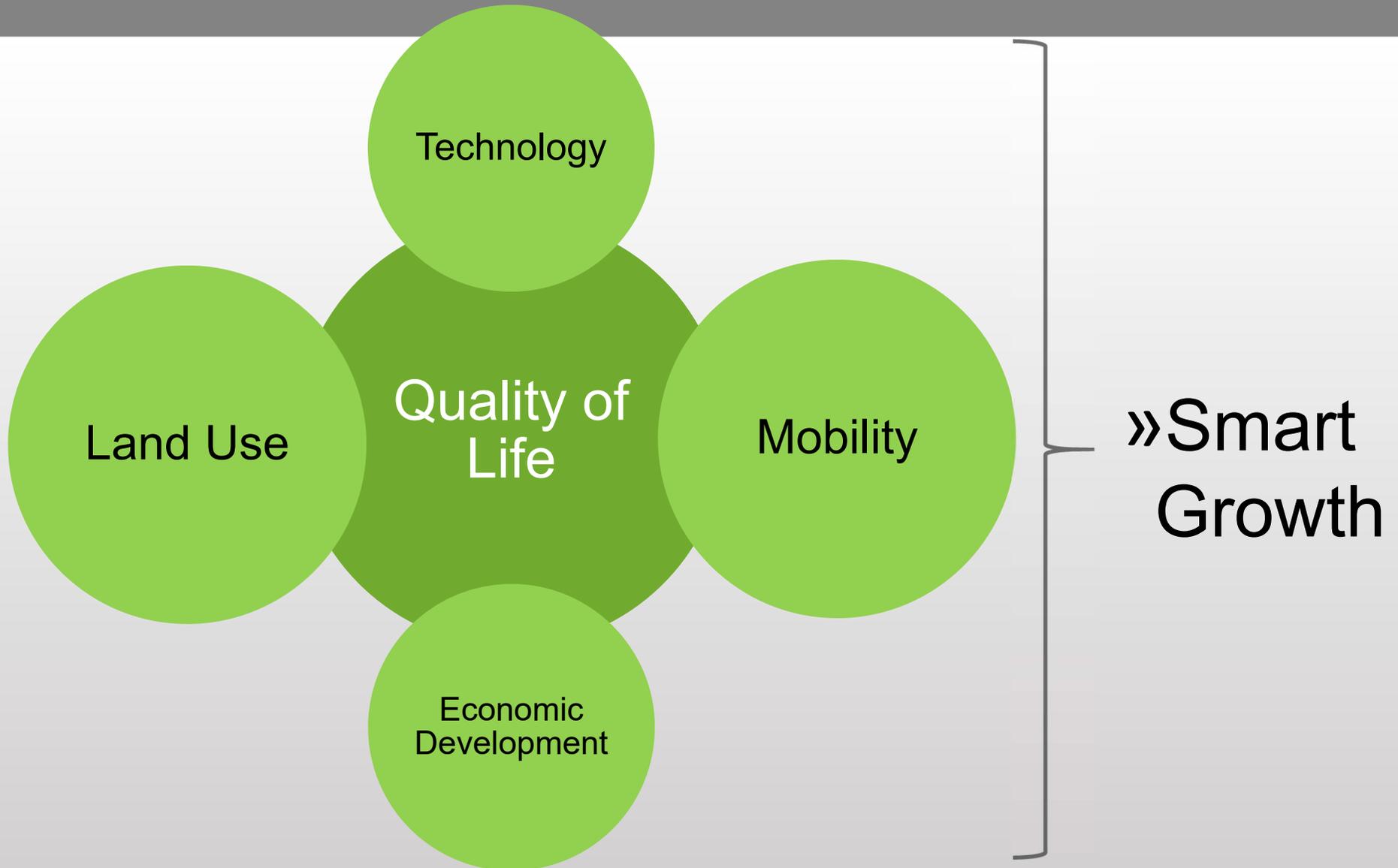
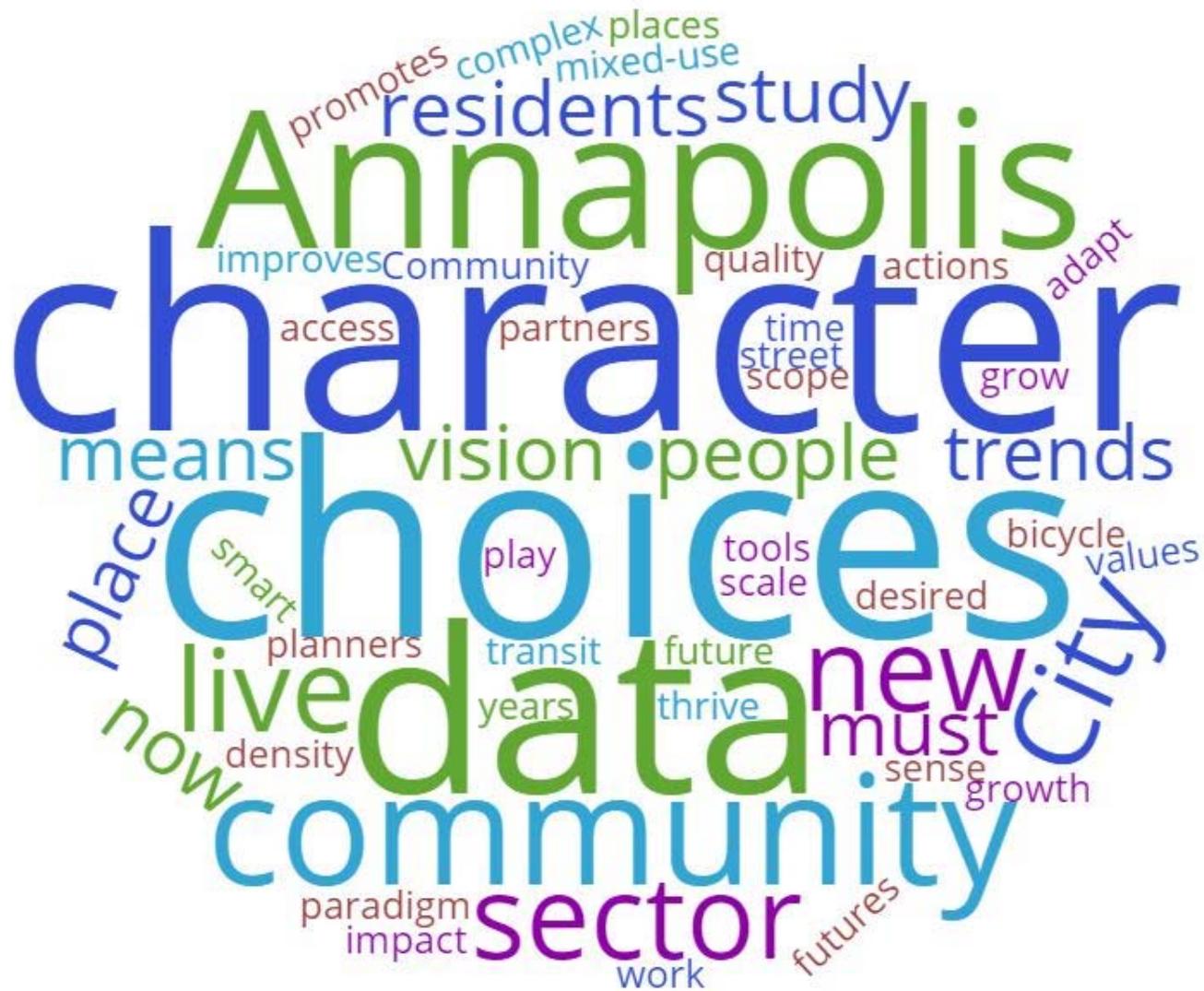


Forest Drive and Eastport Sector Study

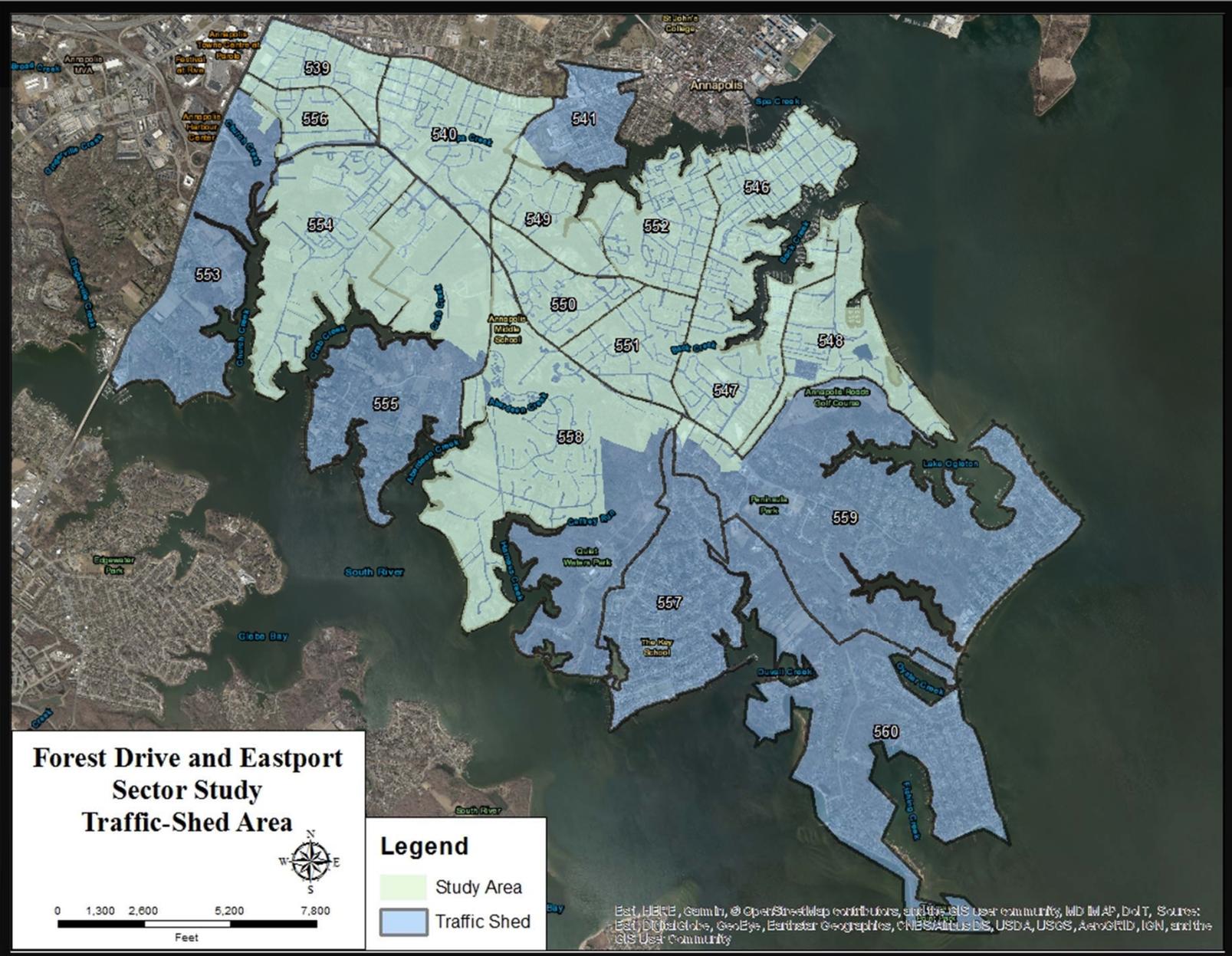
November 1, 2018
Planning Commission

Purpose and Approach





Study Area



Origin

Implement goals of 2009 Comprehensive Plan

- Multi-modal
- Transit-supportive
- Three Guiding Themes

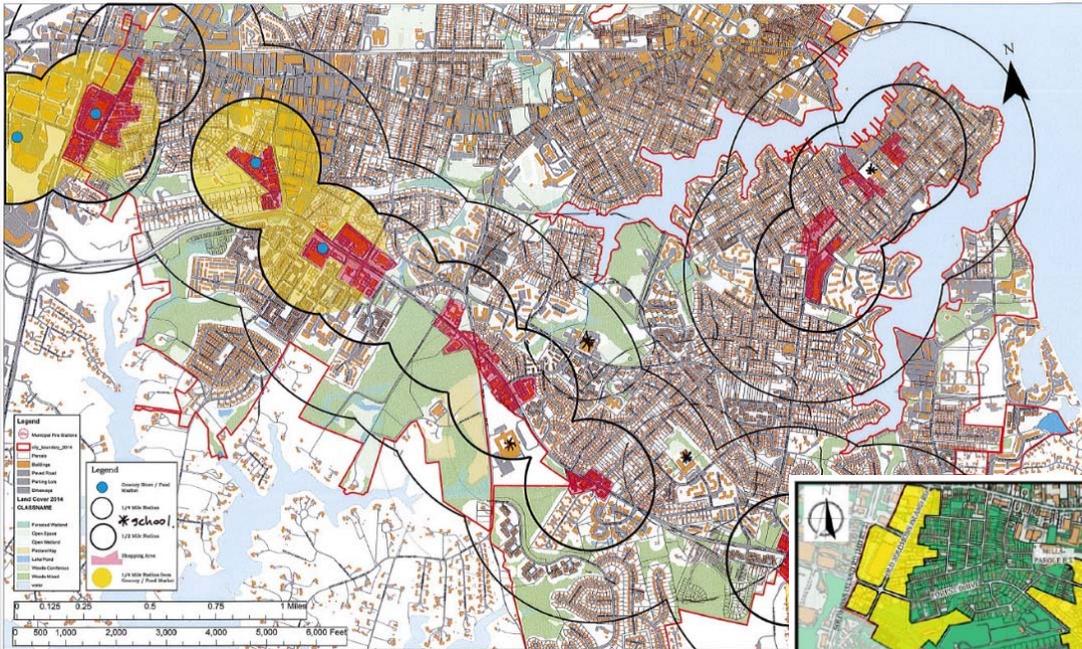


Figure 3-9 Forest Drive Opportunity Area Map



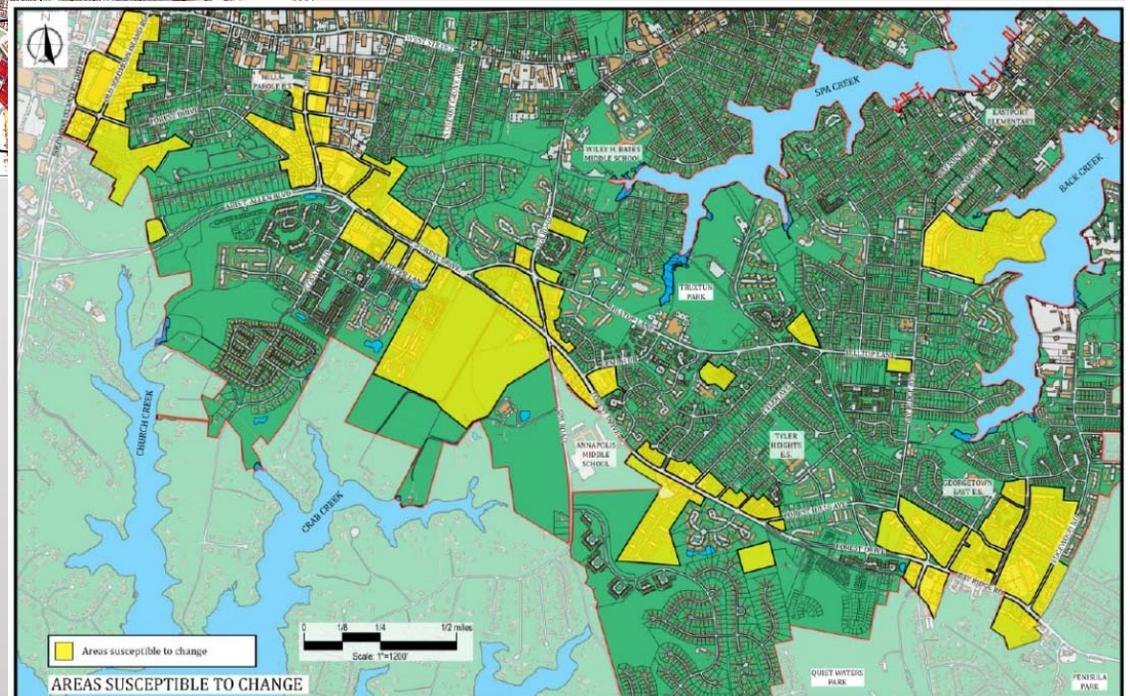
Figure 3-8 Bay Ridge Opportunity Area Map

Existing Conditions



Existing Neighborhoods and Nodes

Areas Susceptible to Change



Existing Conditions

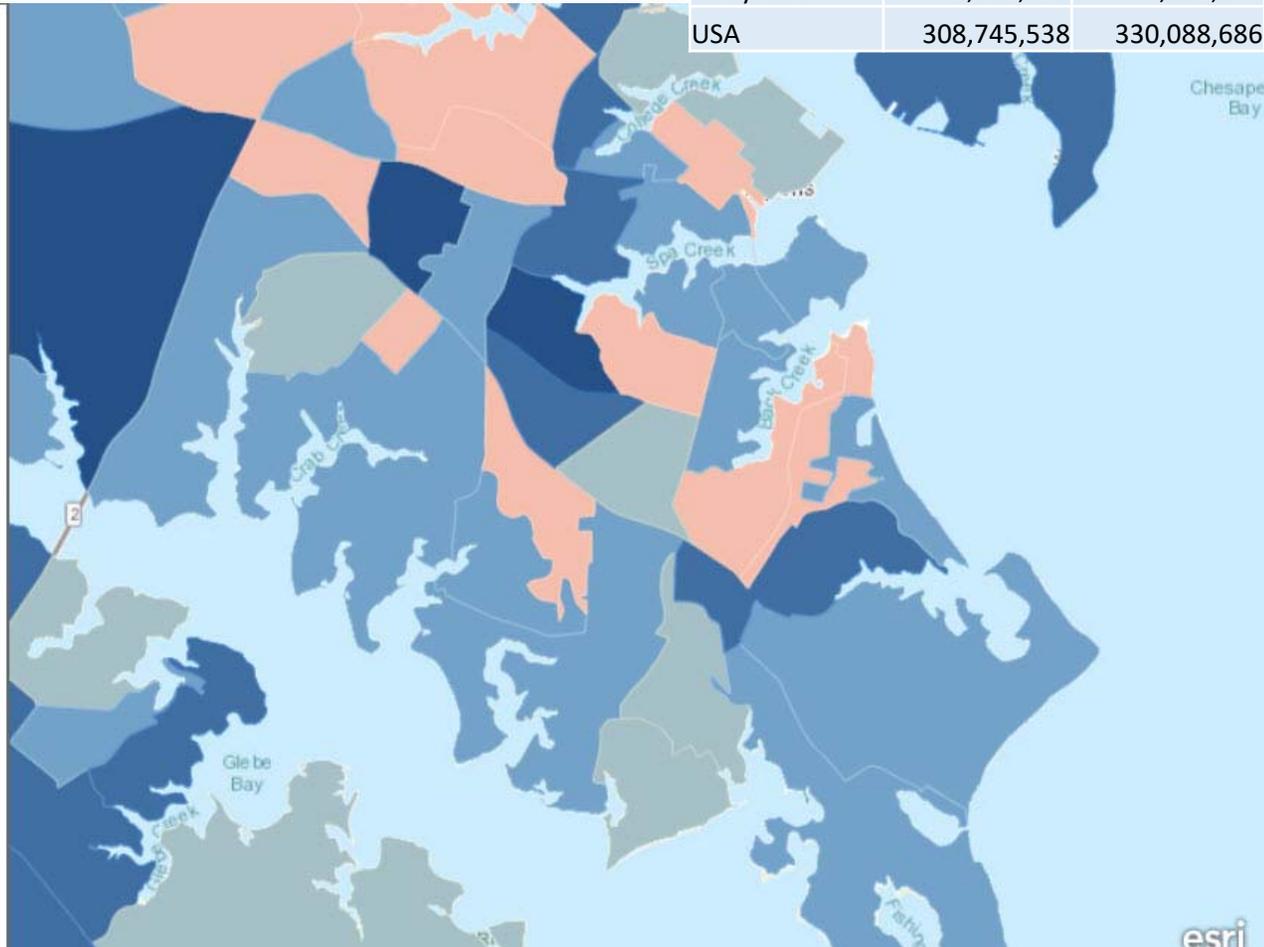
Place	2010 Population	2018 Population	2010-2018 Annual Growth Rate
Study Area	28,517	29,455	0.39%
Anne Arundel County	537,656	583,623	1.00%
Maryland	5,773,552	6,119,186	0.71%
USA	308,745,538	330,088,686	0.81%

2012-2017 Population Change

2012-2017 Annual Population Growth Rate

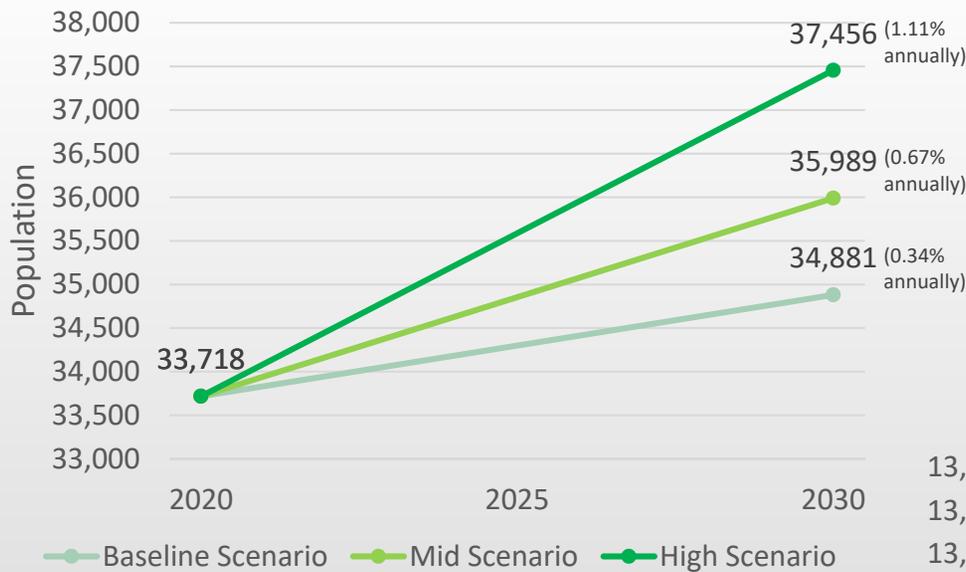
Block Groups

- 2.6% or more
- 1.3% to 2.5%
- 0.4% to 1.2% (US Avg: 0.68%)
- 0.1% to 0.3%
- 0% or negative
- No population

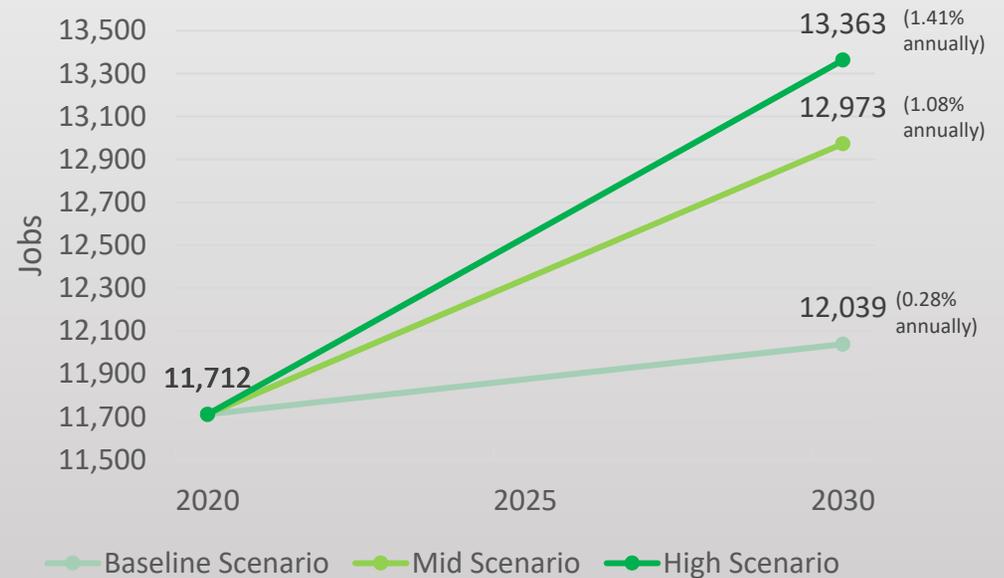


Demographic Modeling

Sector Population Growth Scenarios



Sector Job Growth Scenarios



Five-Step Planning Process

Step One
Identify the Issues



Step Two
Identify Policies and Actions Based on Input



Step Three
Confirm Policies and Possible Solutions



Step Four
Draft Document



Step Five
Plan Adoption

Issue Identification

LAND USE AND DESIGN/COMMUNITY CHARACTER



ZONING AND APPROVAL PROCESS



MOBILITY: VEHICULAR AND TRANSIT



MOBILITY: BIKE AND PEDESTRIAN



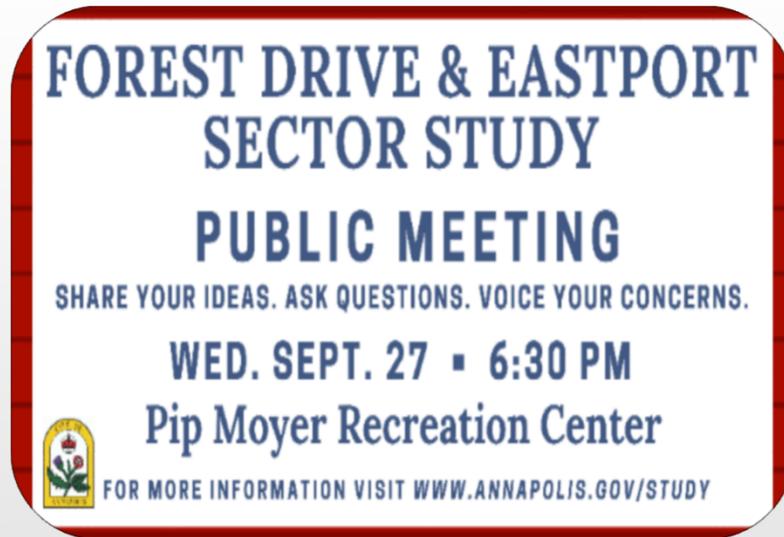
GREENING OF ANNAPOLIS / ENVIRONMENT



VIBRANT ECONOMY



Public Meetings



- »Existing conditions
- »Issues and priorities
- »Preliminary lists of solutions by theme
- »Draft plan presented to the public



Community Surveys

» 1,362 participants
between 3 surveys

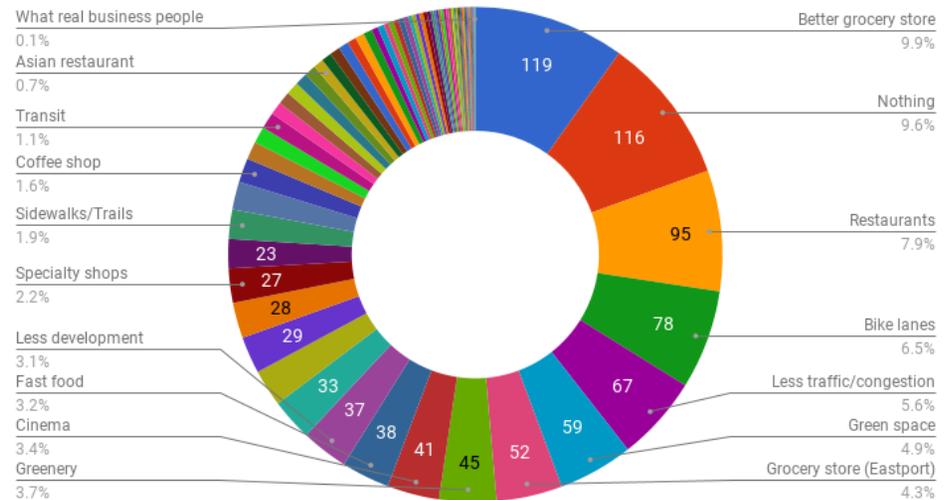
» Important to focus on:

1. Transportation
2. Land use
3. Environment
4. Bike/pedestrian facilities

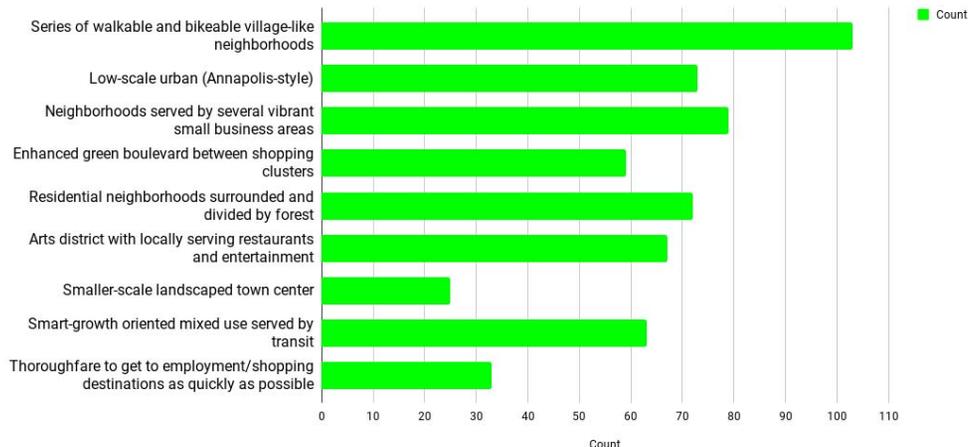
» Desired outcomes

» Visual preference

Popular Desires in the Sector Area



What is your Vision for the study area?



Goal

Land Use and Design/Community Character

Transform and enhance character by balancing the small changes such as adding streetscape elements with the larger changes in community character and development patterns.

Phased Implementation Action Plan

Solution:

Community Character
recommendations

Street Design
Standards

Action:

Develop Community
Character | Planning &
Zoning | Near-term

New City Street Design
Standards/Typologies
| Public Works | Near-
term

Community Character



Does Not

Change zoning to allow for increased development density

Inform future rezoning under the upcoming comprehensive plan

Does

Does

Encourage development that conforms to the vision of the sector study

Encourage more development

Does Not

Goal

Zoning and Approval Process

Modernize and simplify zoning regulations in this sector to ensure new development establishes a balance of land use patterns consisting of interconnected neighborhood destinations and pedestrian-scaled design.

Phased Implementation Action Plan

Solution:

Updated zoning maps
and text/design
guidelines

Prototype standards
for residential and
commercial street
sections

Action:

Undertake a
comprehensive zoning
map change process for
the sector | Planning &
Zoning | Near-term

Continue to refine
community character
designations and update
the zoning code as needed.
| Planning & Zoning |
Near-term

Land Use and Mobility

Takeaway – segregated land uses generates more congestion

Mixed use :  Pockets of density  Mode Shift

Import Replacement – replacing a good or service you used to get **elsewhere** with a local good or service

Example – 10 four-mile trips to Parole to one of several stores redirected to within a ½ mile of Forest Dr. neighborhoods

Goal

Mobility: Vehicular and Transit

Formalize inter-jurisdictional **cooperation** with the mission of having **shared design guidelines, complete streets** development, **public transit** improvements, and investments in **new technology** that helps **improve road capacity**.

Phased Implementation Action Plan

Solution:

Revised traffic study procedures and adequate public facility requirements

Complete street standards

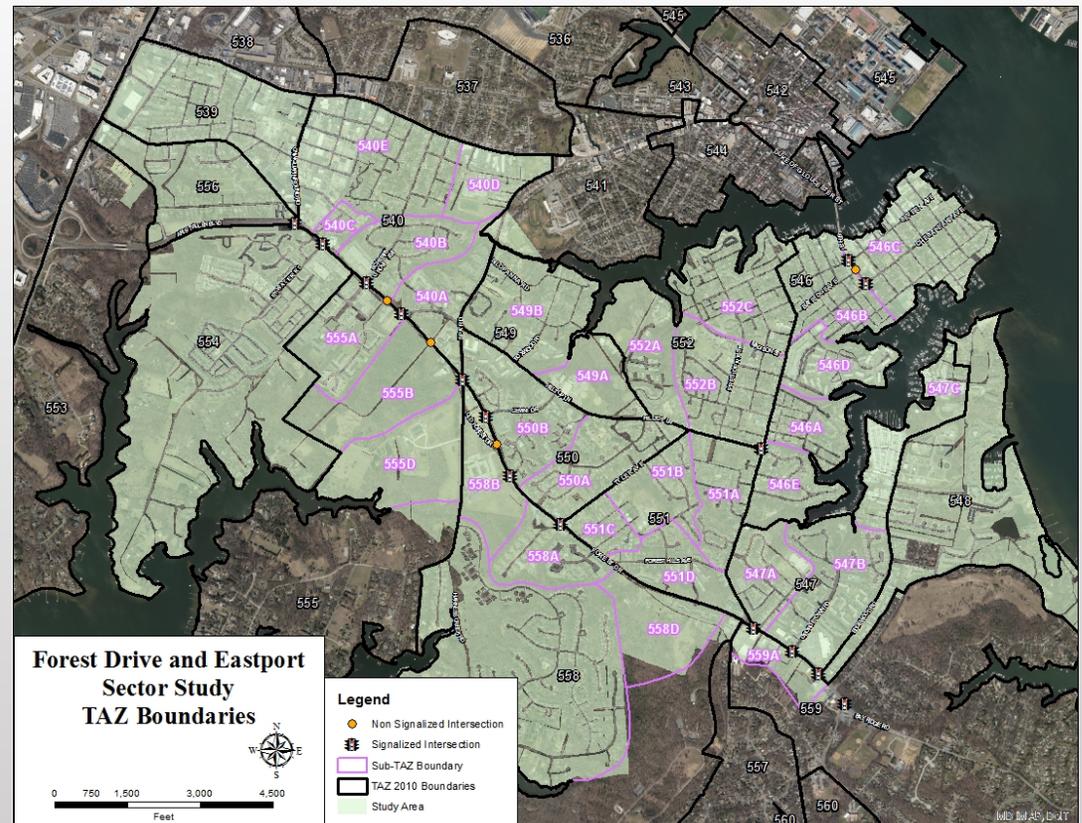
Action:

Develop and adopt amendments to the City's transportation APFO and the Traffic Impact Analysis Guidelines to assume a multimodal, complete street approach to traffic analysis. Coordinate with the County. | Planning & Zoning | Near-term

Traffic Modeling

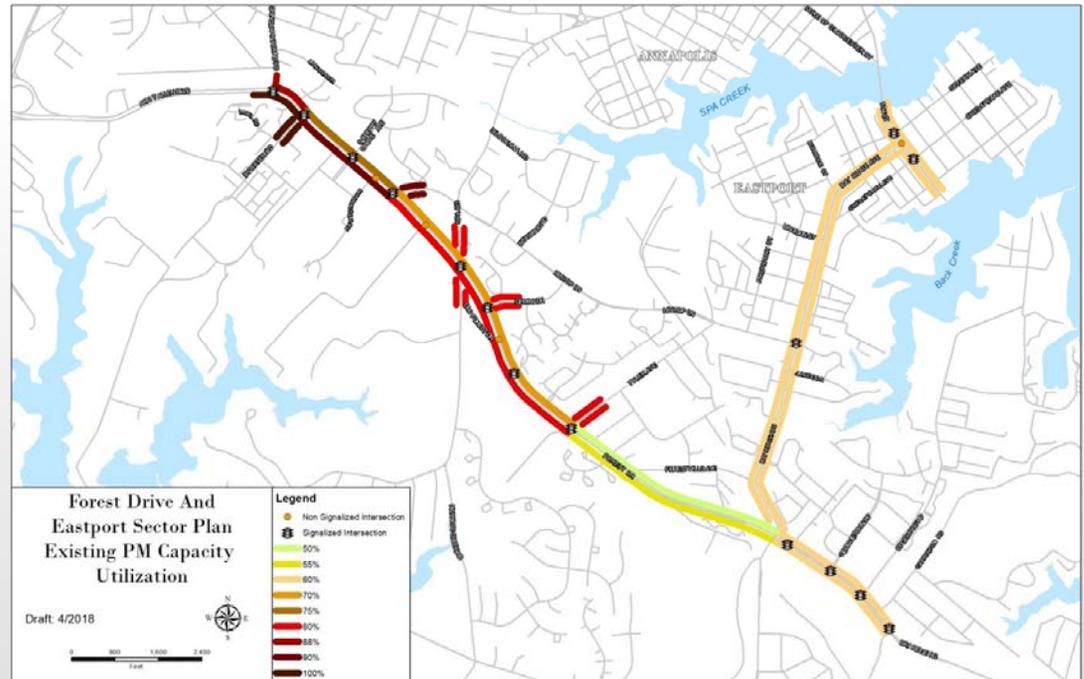
»Synchro/SimTraffic model

»Refined BMC regional model



Traffic Conditions Analysis

- » Forest Dr. **flows well** during **non-peak** hours on a typical weekday
- » Several intersections at West end are **at or near capacity** during **AM/PM peak**
- » Eastport street network needs **management improvements** to better **accommodate left turns**



- » Capacity available in East end of corridor
- » Capacity available in non-peak direction

Goal

Mobility: Bike and Pedestrian

Promote a shift from auto-oriented development to multimodal development by investing in strategic upgrades to the pedestrian and bicycle networks.

Phased Implementation Action Plan

Solution:

Prioritized investments in bike and pedestrian infrastructure improvements

Improvements at intersections and gaps in network

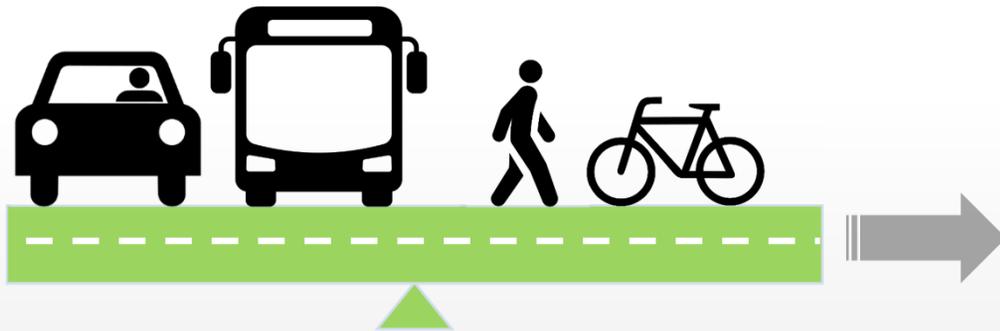
Safe school walking routes and private school bus service

Action:

Develop a budget funding program for near-, mid-, and long-term sector improvements projects such as:

- a. Bike and Pedestrian Improvement**
- b. Smart city traffic signal conversions**
- c. Road Projects**
- d. Selected Street Edge Pocket Parks | Planning & Zoning and Public Works | Mid-term**

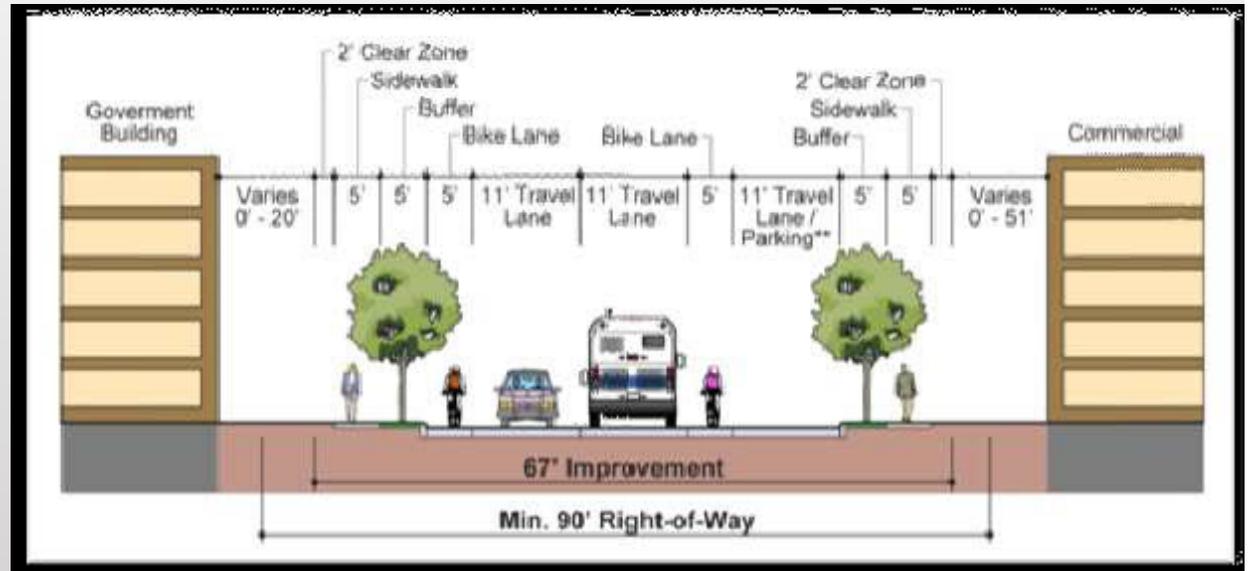
Complete Streets Strategy



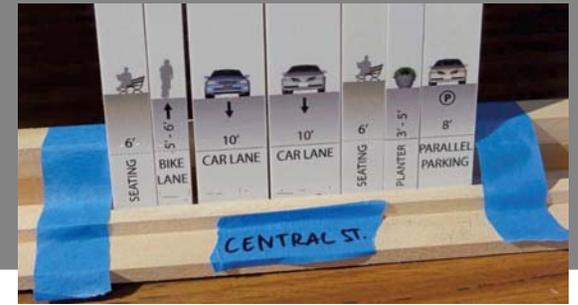
Balanced service
and comfort

Promotes:

- » Placemaking
- » Improved community character
- » Contextual design with abutting land uses



Complete Streets



Does Not

Remove or severely constrain the ability to drive from place to place

Enhance the ability to travel by other modes safely and comfortably

Does

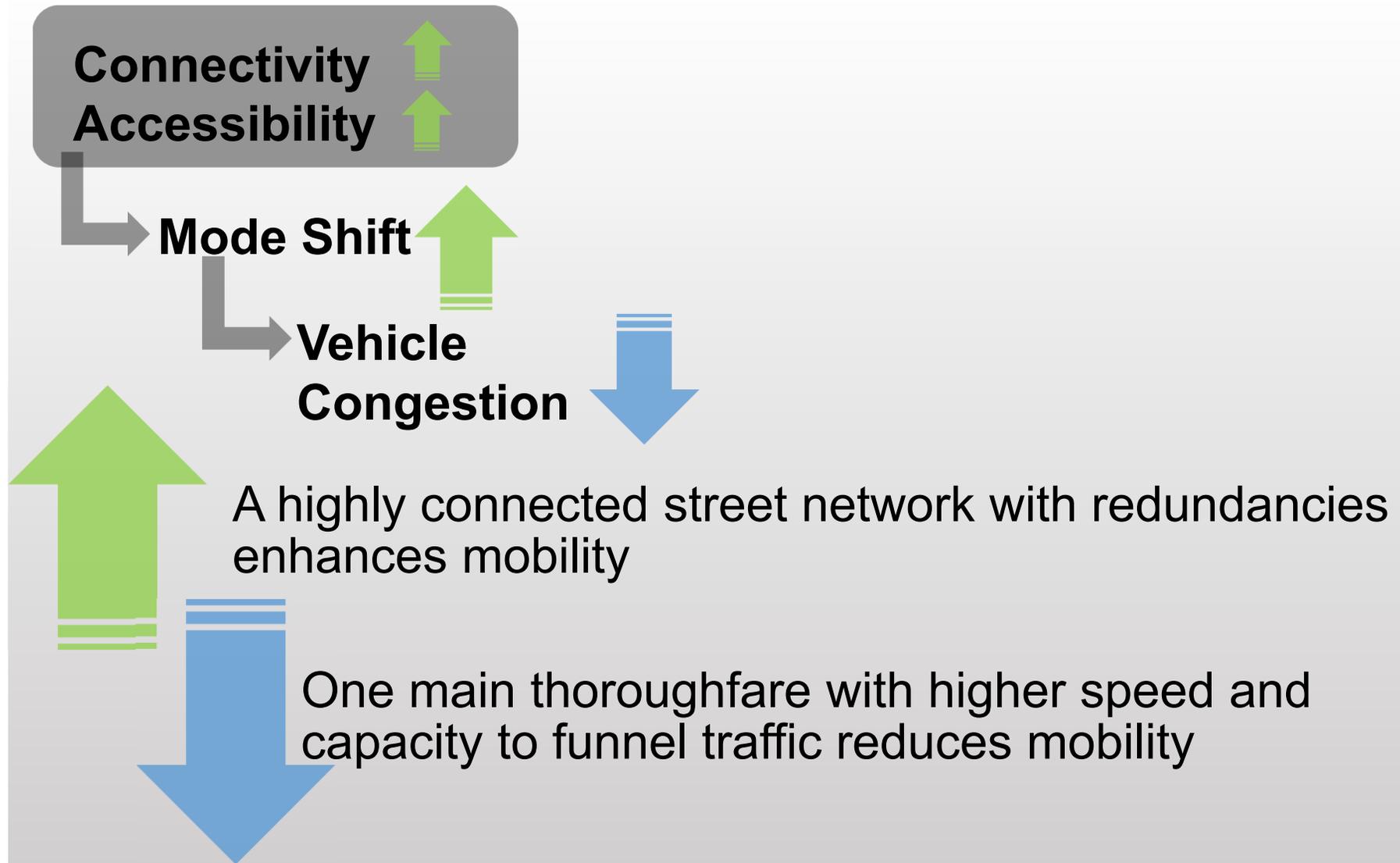
Does

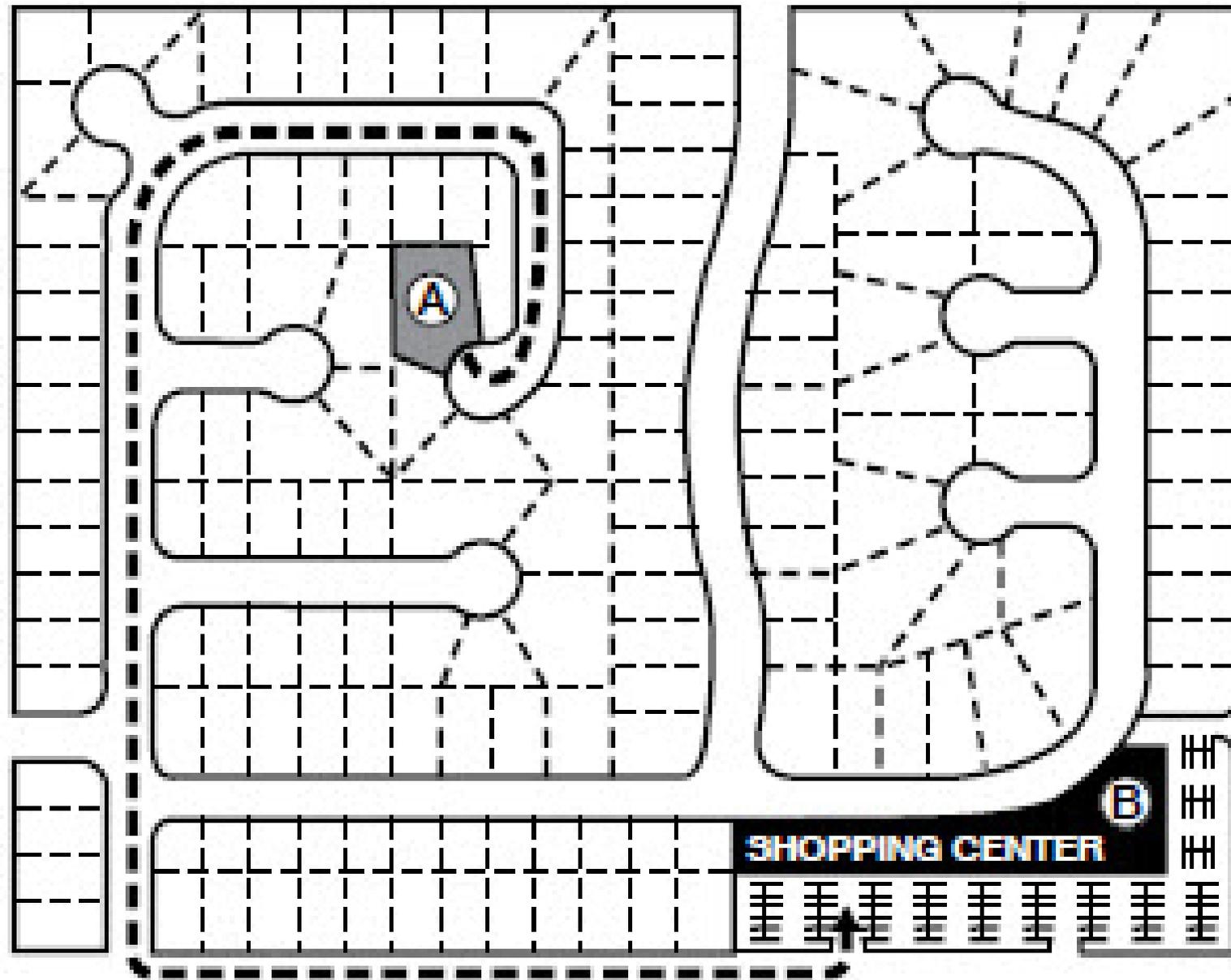
Serve the needs of everyone regardless of background and ability

Ignore the needs of traditional road users – i.e. commuters, commercial vehicles

Does Not

Mode, Connectivity and Mobility





(A) Conventional suburban hierarchical network.

Goal

Greening of Annapolis/Environment

Work with new development, private property owners, and conservancy organizations to **link existing green spaces together and create a functional greenway.**

Phased Implementation Action Plan

Solution:

Greenway Plan

**Green street design
standards for retrofitting
streets**

Action:

**Incorporate concepts for a
City Greenway into the
upcoming Comprehensive
Plan update, coordinate
with County Green
Infrastructure Plans and
the Annapolis
Conservancy Board | OEP
and Planning and Zoning |
Near-Term**

Goal

Vibrant Economy

Expand the City's tax base while also protecting and enhancing community character by setting and reaching measurable goals.

Phased Implementation Action Plan

Solution:

Implement *Economic Development Plan* strategy

Tax base goals – set, monitor, report

Placemaking

Action:

Continue to refine community character designations and update the zoning code as needed | Planning & Zoning | Near Term

Partner with Greenscape, SOFO, the ECA, the EBA, other HOAs, corridor schools, and centers of worship to beautify the corridor and properties along it. | City and Anne Arundel County | Near Term

Community Character Designations

Urban Center (UC)



Example:
Park Place,
Annapolis
Towne
Center

Urban Commercial (UC)



Example:
Main Street,
Maryland
Avenue

Urban Center Low (UCL)



Example:
Washington
Street,
Alexandria,
VA, King
Farm,
Rockville, MD

Community Character Designations

Urban Village Center (UVC)



Example:
Annapolis
Street,
Eastport

Urban Neighborhoods (UN)



Example:
Murray Hill,
West Street,
Germantown

Community Character Designations

**Neighborhood
Enhancement Areas
(NEA)**



Example:
Clay Street,
Bay Ridge
Avenue

**Greenway Corridor
Opportunities (GCO)**



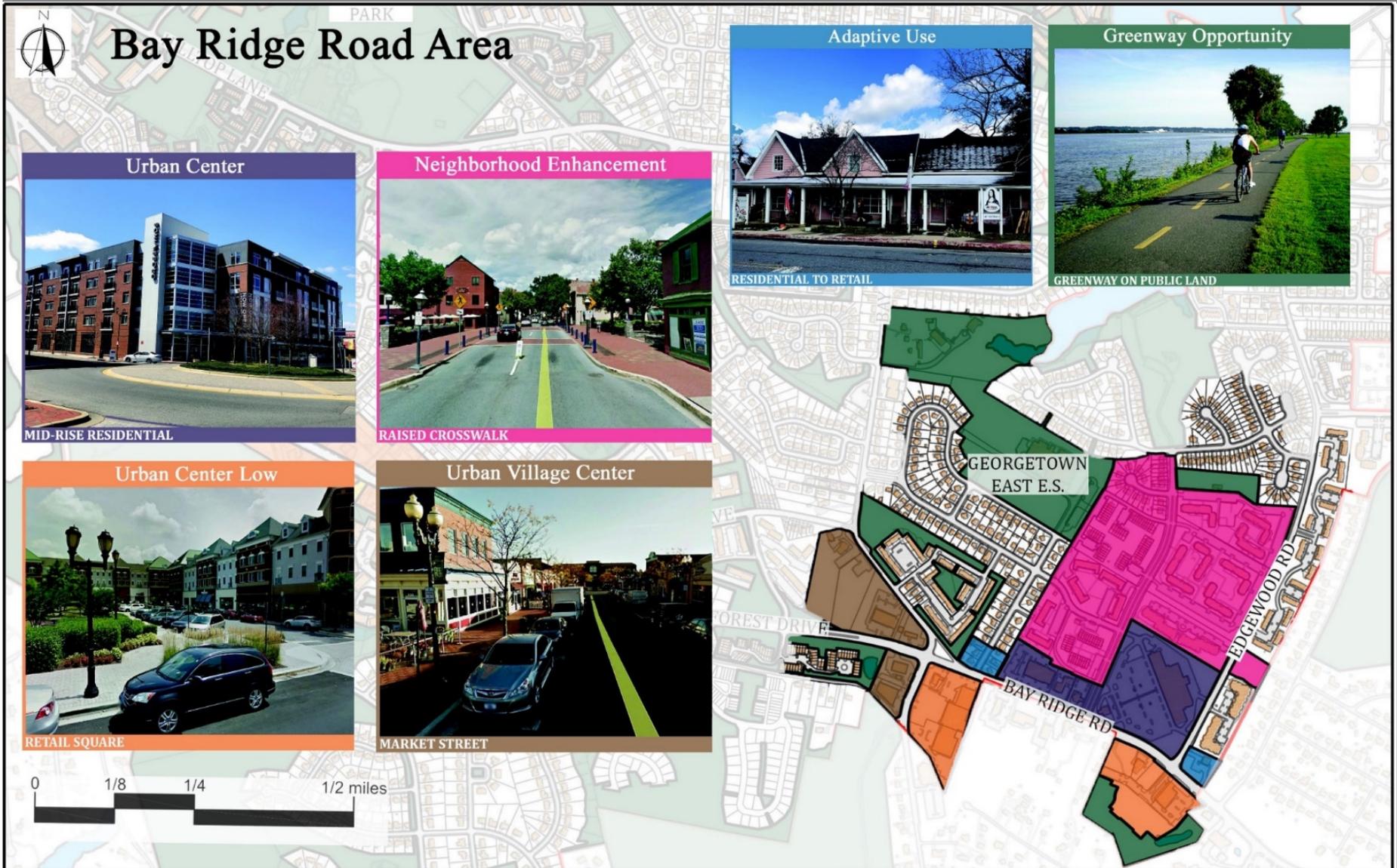
Example:
Ellen Moyer
Nature Park,
Poplar Trail

Adaptive Reuse (AR)

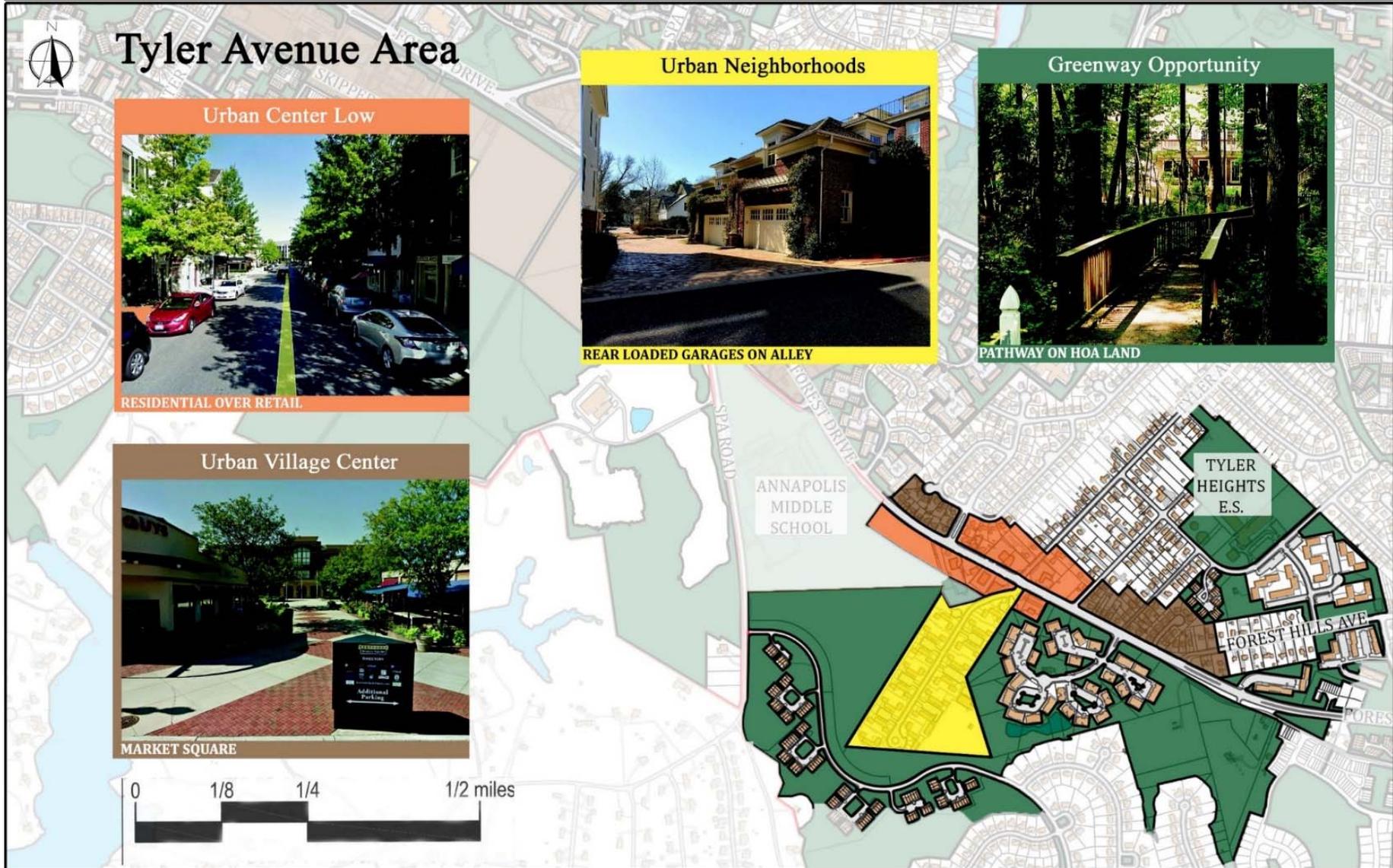


Example:
West Street,
Randall Street

Bay Ridge Road Character



Tyler Avenue Character



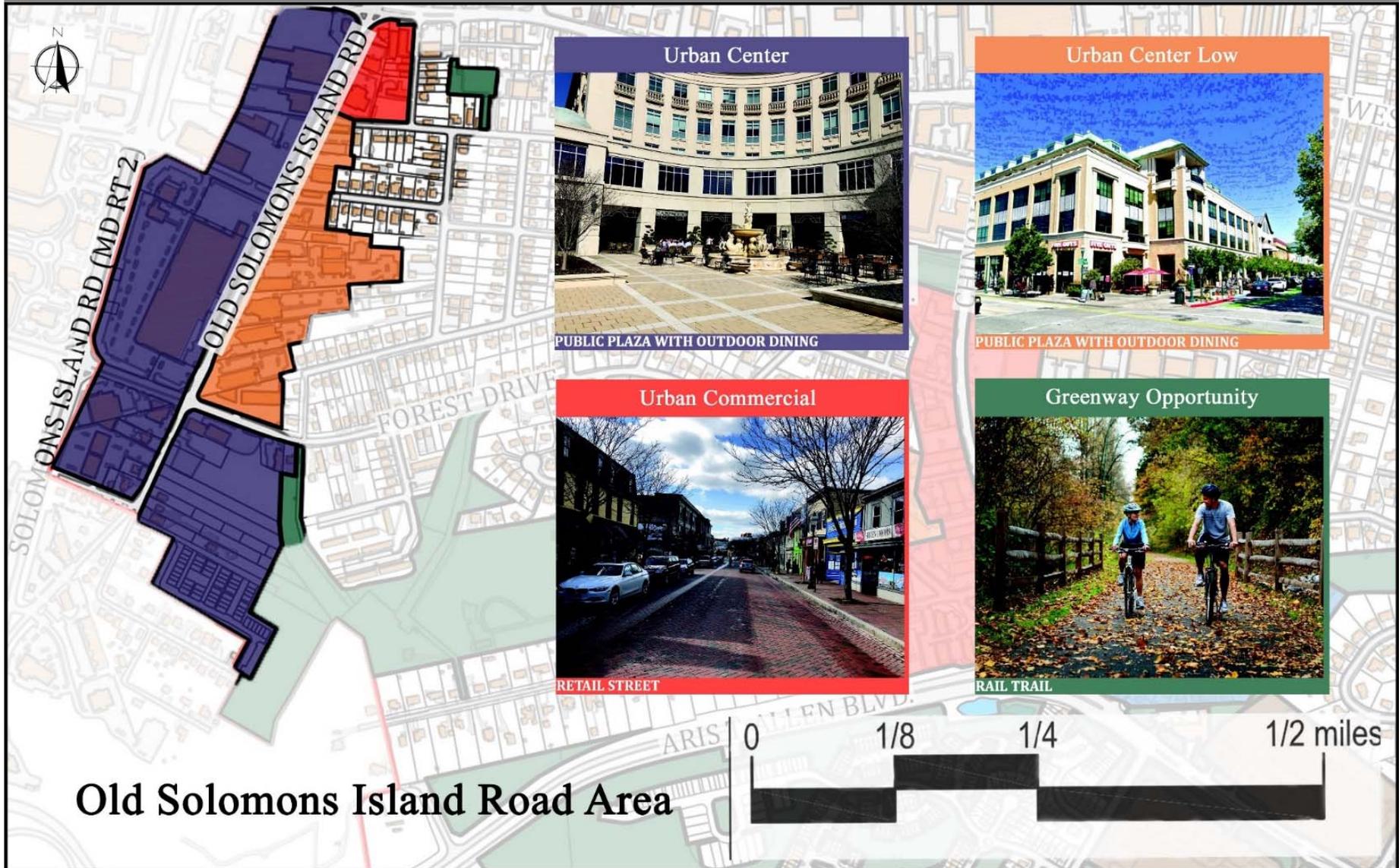
Eastport Character

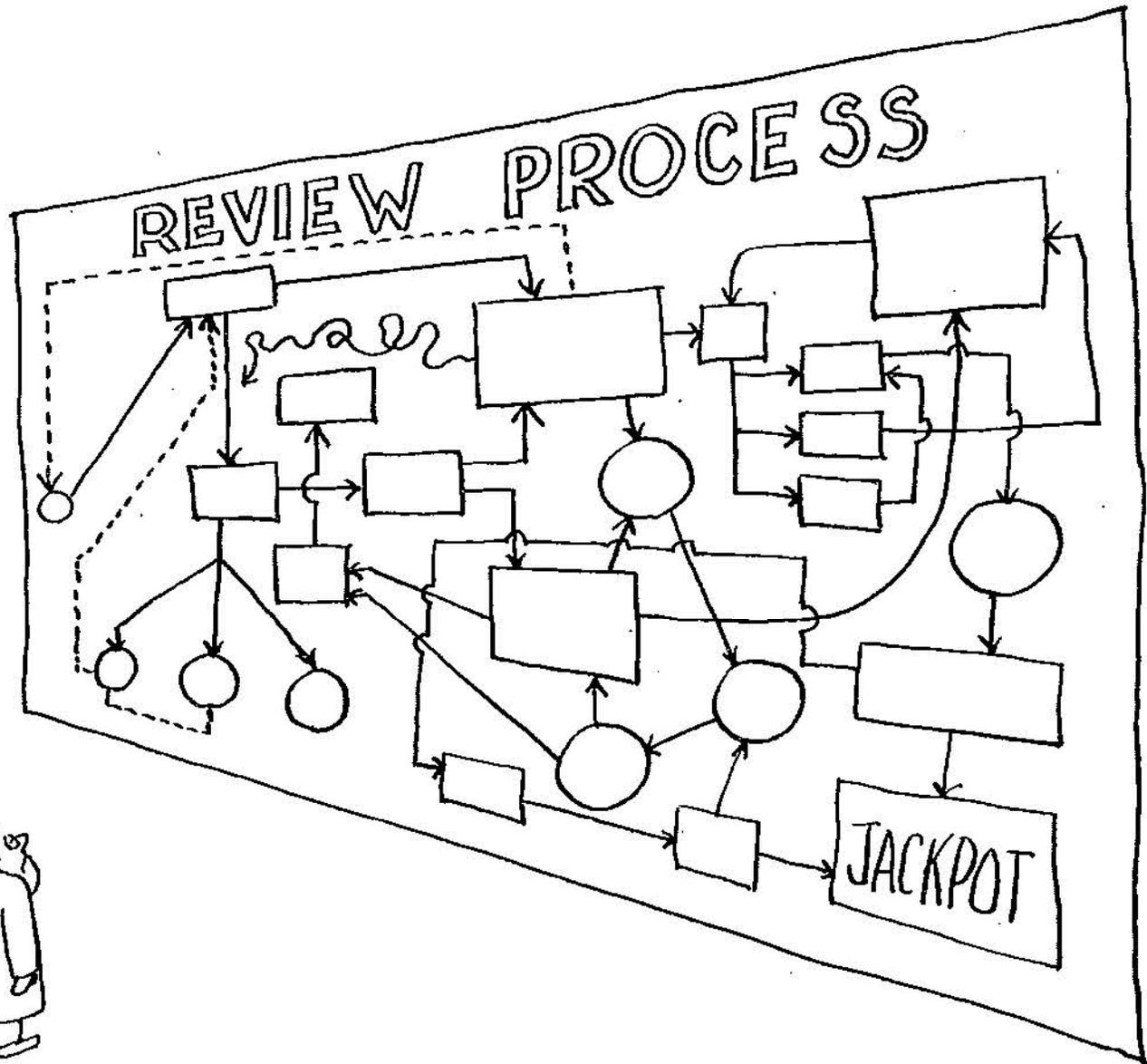


Chinquapin Round Road Character



Old Solomon's Island Road Character





IT DOESNT WORK
BUT IT SURE IS
IMPRESSIVE



Measure what you value



LOS F

A

SAN JOSE VMT A

F

Thank
you

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Eric Borchers
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