

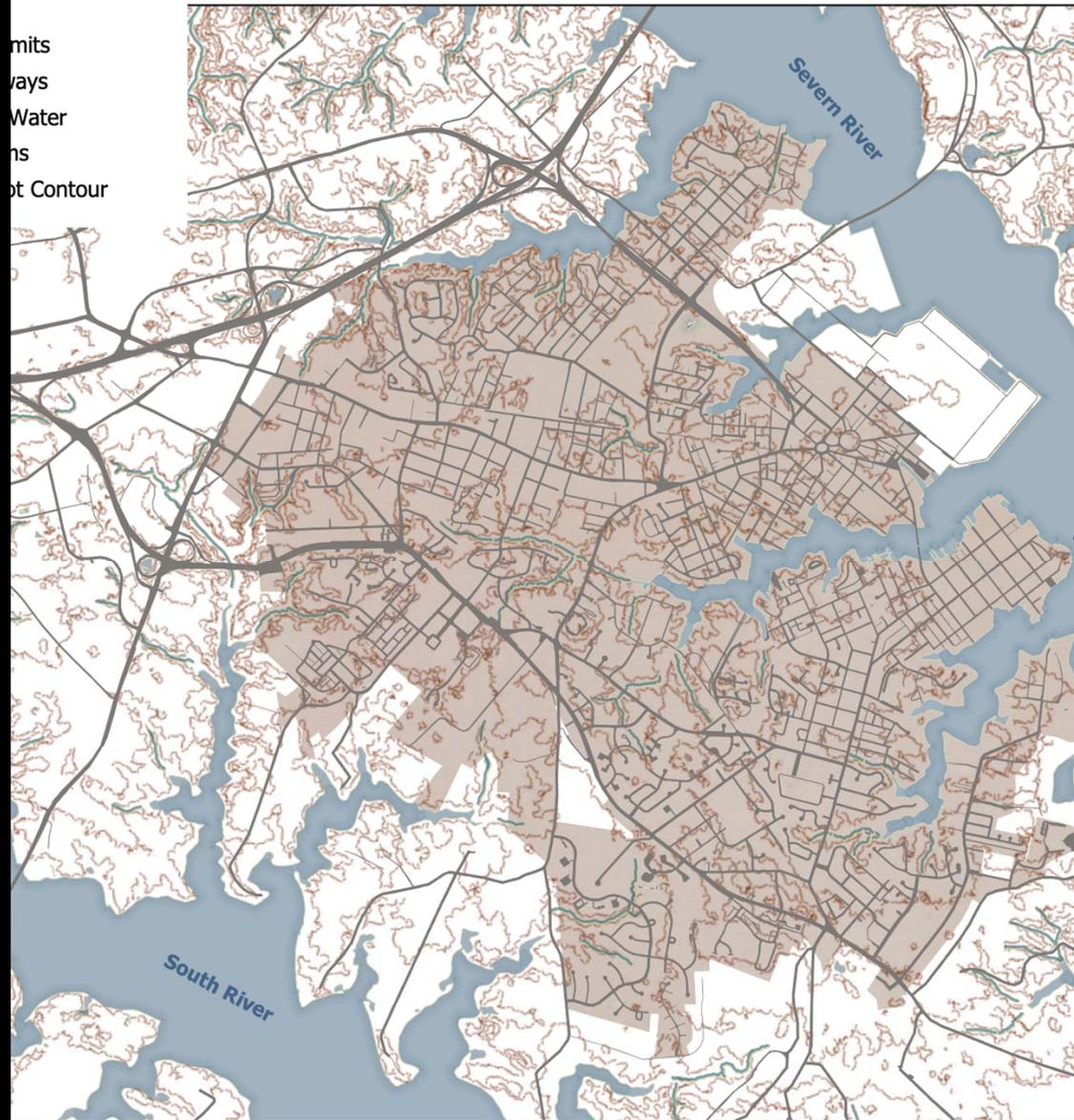


Image: annapolis.gov

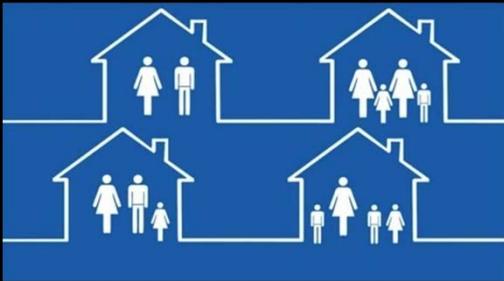
Comprehensive Plan Update: Municipal Growth

Municipal Growth Element

- Projections
- Development Pipeline
- Capacity under current zoning
- Growth Areas
- Forecast to 2040
- Impacts on Community Facilities



A Household and Population Projection: 2018 - 2040



Household size is likely increasing = population growth without development

Households 16,407 to 16,843
+2.6%



Population 39,751 to 44,169

Zoned Development Capacity

3/4 of potential new units are already in City project review



Newtown 20 (+78)



Chesapeake Grove (+42)

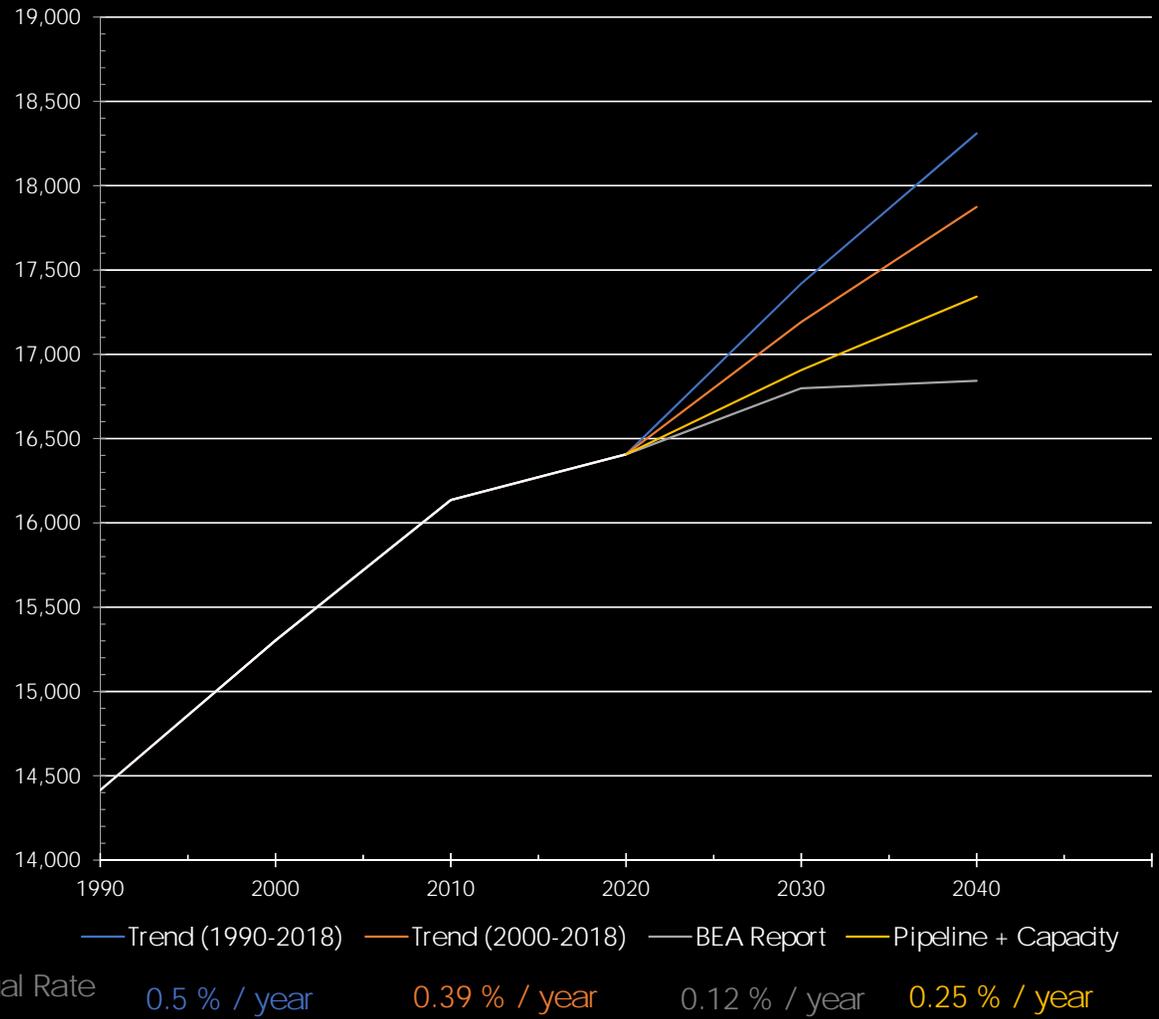


Parole Place (+158)

R1, R1A, R1B	43
R2	45
R3	120
R-4	0
B-1	6
B-2	158
<hr/>	
SUM	372 units

Household Growth to 2040

- 30-Yr Trend +1,900 18,310
- 20-Yr Trend +1,470 17,870
- BEA Report +436 16,840
- Pipeline + Capacity +935 17,340



Ave. Annual Rate of Growth

Context

- Maryland will add 321,000 households between 2020 and 2040.
- Anne Arundel County will house 19,315 of them (or 6% of the State's new households).
- In 2020, Annapolis is home to about 7.5% of the County households.
- In 2040, with all **pipeline and capacity** units built and occupied – and not one more house or apartment-- Annapolis will be home to about 7.3% of the County's households.
- In 2040, if the City grows at the same rate it has grown since 1990, Annapolis will be home to about 7.7% of the County's households.

Designated Growth Area

- Same as in Current Comp Plan...
- But reduced due to the Haynes Annexation
- Mixed use development
- 270 +/- dwelling units
- 100,000 +/- sq. ft. of new commercial space



Designated
Growth
Area

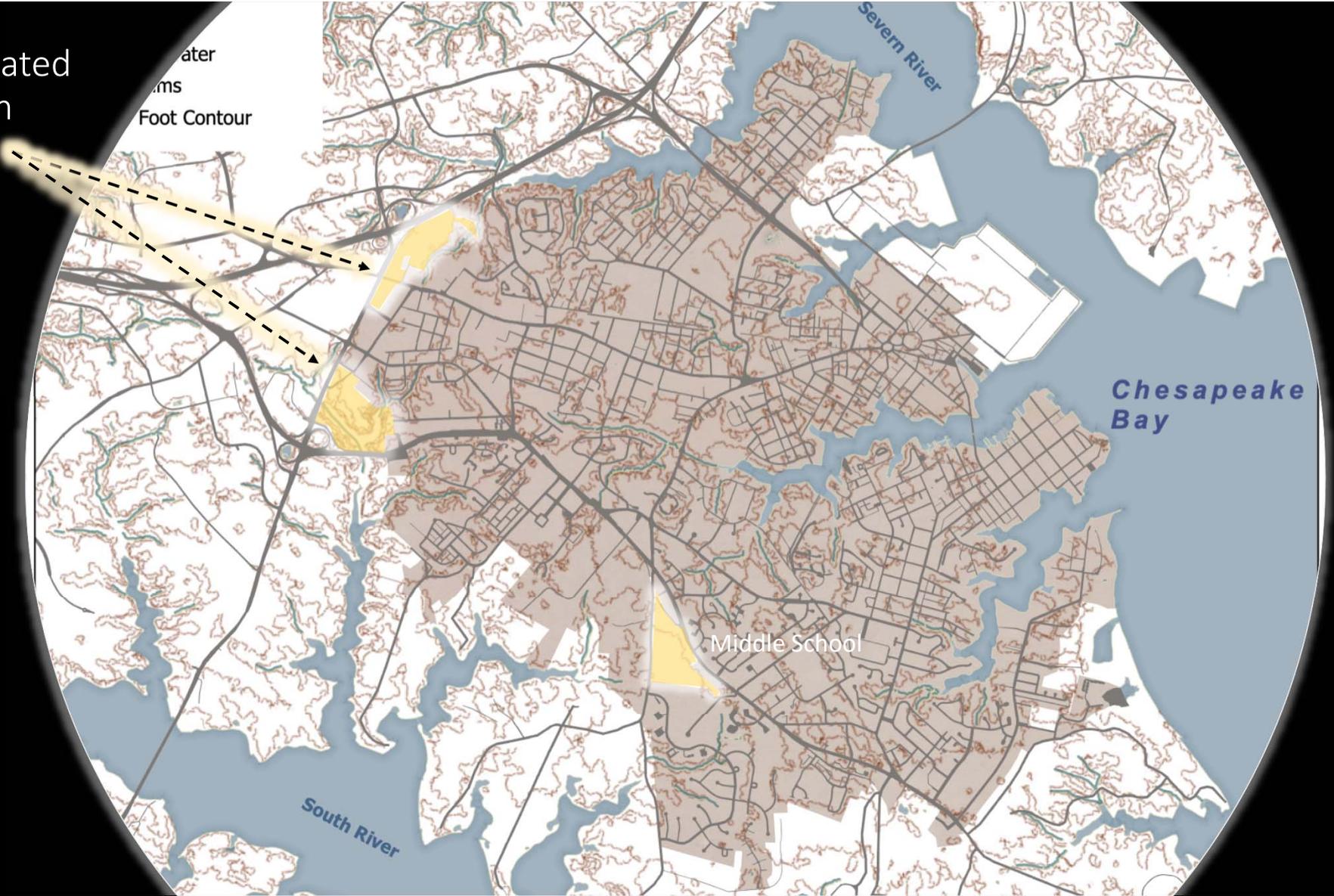
Water
ms
Foot Contour

Severn River

Chesapeake
Bay

Middle School

South River



Take Away



HOUSEHOLD SIZE LIKELY
GROWING MEANING
POPULATION GROWTH
WITHOUT DEVELOPMENT



CAPACITY IS NEAR
DEPLETED AND 75% OF
UNITS ARE IN THREE
PROJECTS NOW UNDER
CITY REVIEW



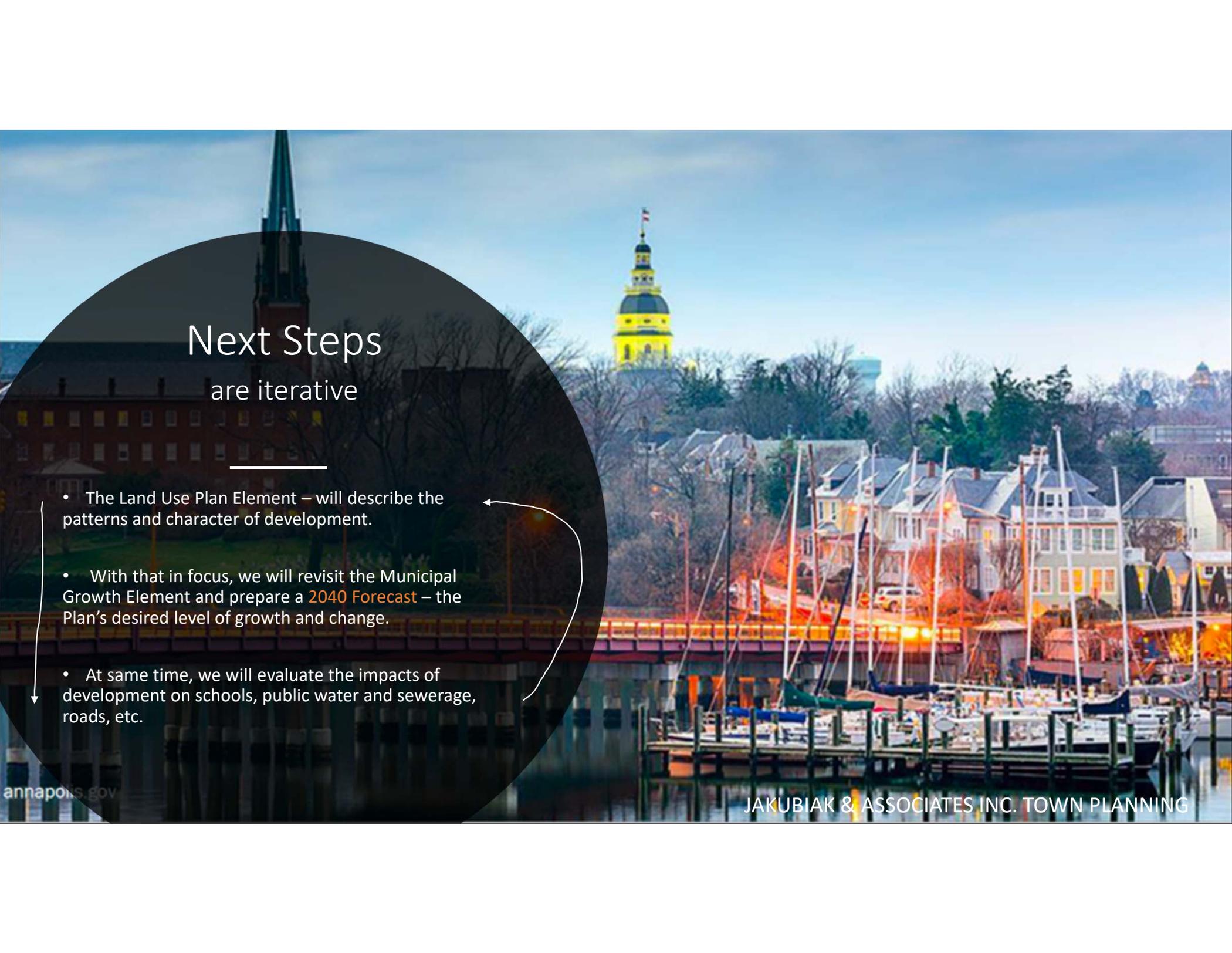
THE END OF MAJOR
SUBDIVISION
DEVELOPMENT IS ON THE
NEAR HORIZON



REDEVELOPMENT WILL BE
THE SOLE FOCUS IN THE
DECADES AHEAD



MUNICIPAL GROWTH AREA
IS LIMITED TO THE MD
ROUTE 2 EDGE (AND THE
MIDDLE SCHOOL?)



Next Steps are iterative

- The Land Use Plan Element – will describe the patterns and character of development.
- With that in focus, we will revisit the Municipal Growth Element and prepare a **2040 Forecast** – the Plan’s desired level of growth and change.
- At same time, we will evaluate the impacts of development on schools, public water and sewerage, roads, etc.