

Annapolis Ahead

ANNAPOLIS COMPREHENSIVE PLAN 2020

David Dixon, FAIA | Jason Beske, AICP

West Annapolis Neighborhood Workshop

August 11, 2020

- Frequently Asked Questions
- Outreach and Engagement
- Latest Information on the Plan
- West Annapolis Plan
- Working Groups
- Media Coverage
- Data and Demographics
- Goals & Strategies
- Resources

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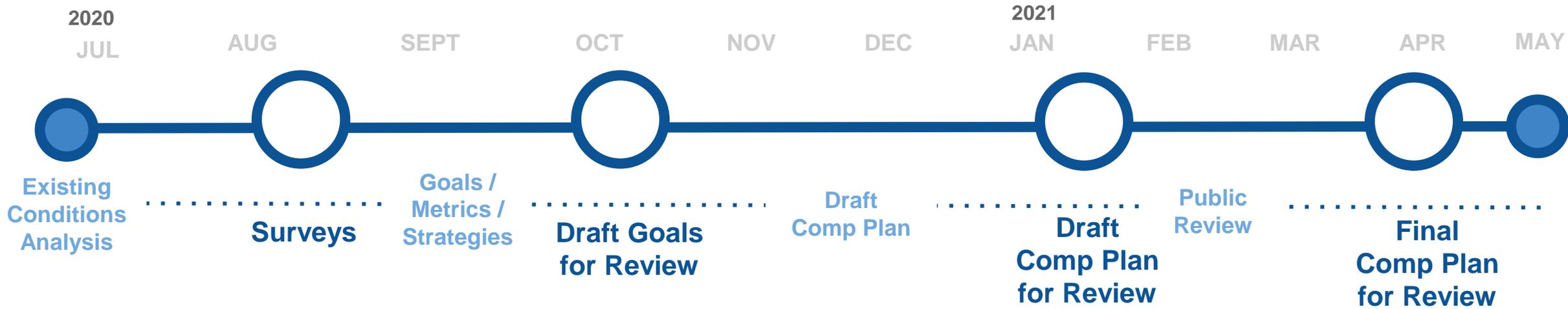


Annapolis Ahead. Bridging Barriers. Connecting Communities. Welcome to the ABCs of planning in Annapolis. The City of Annapolis Plan, serving as the 2020 update to the City's comprehensive plan, will focus on protecting and enhancing neighborhood health, supporting economic growth and diversity, and ensuring that the local environment is resilient.

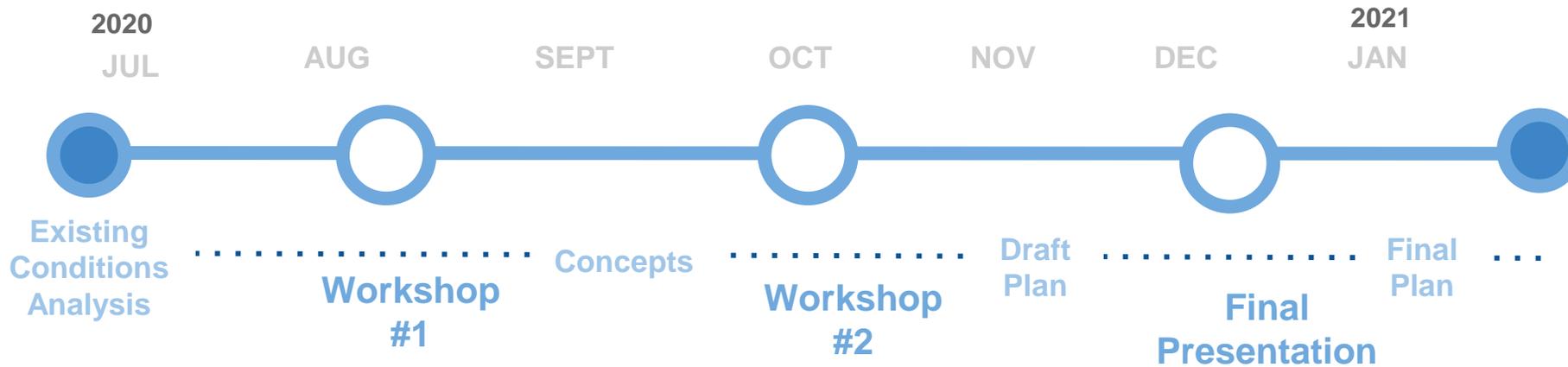
What is a Comprehensive Plan?



ANNAPOLIS AHEAD COMPREHENSIVE PLAN



WEST ANNAPOLIS MASTER PLAN





David Dixon



Jason Beske



Jess Alexander

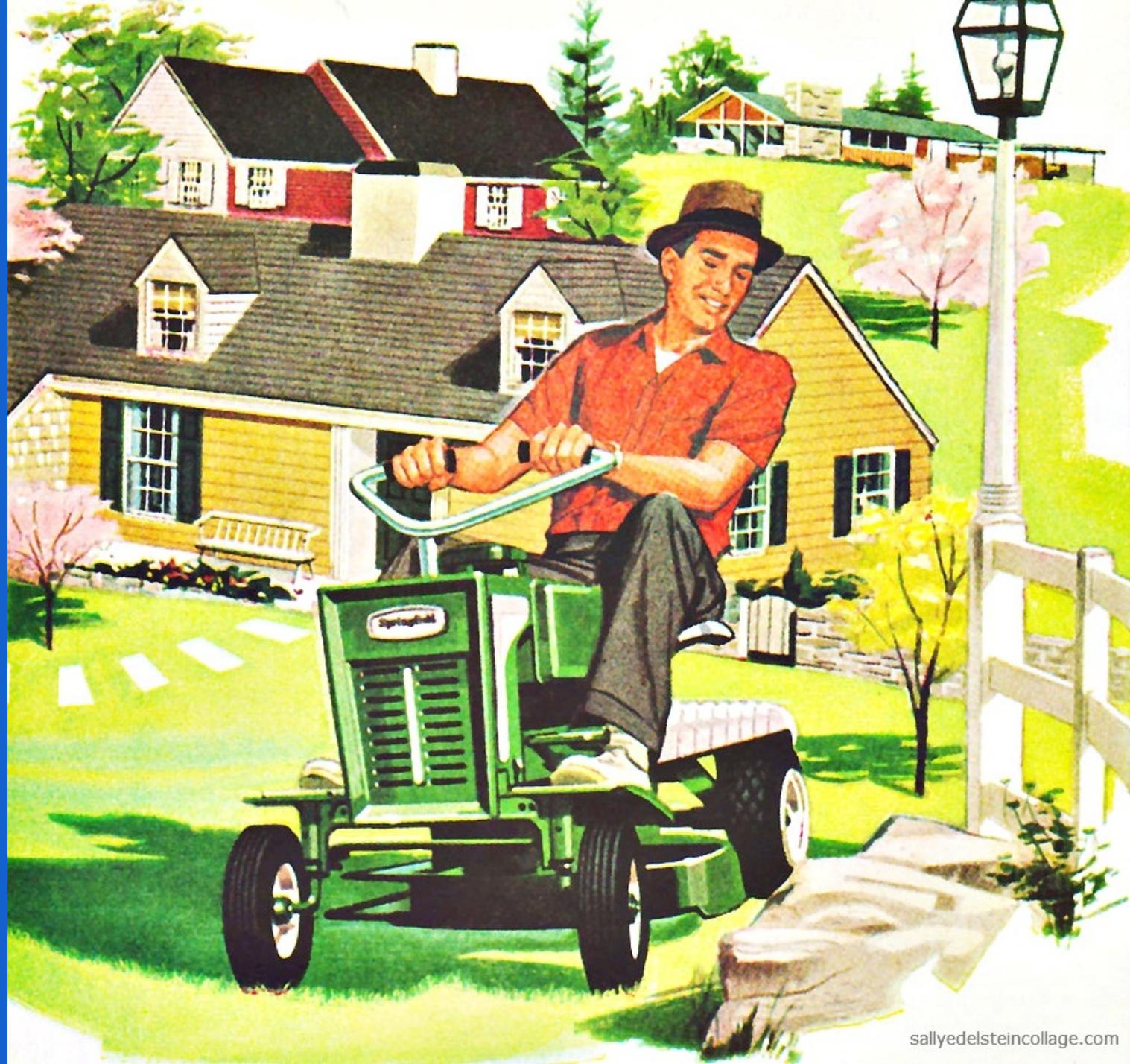
Annapolis Ahead

ANNAPOLIS COMPREHENSIVE PLAN 2020

Workshop Agenda

- A. Roundtable introductions (3 min)
- B. Overview of the project scope and timeline (2 min)
- C. Objective of the workshop (5 min)
- D. *Polling: Topic #1 Household*
- E. Presentation – The New Normal / Setting the Stage (20 min)
 1. Planning for the post-COVID era
 2. Demographics
 3. Economy
 4. Technology
 5. Q and A (5 min)
- F. Presentation – Placemaking / West Annapolis Overview (20 min)
 1. Mobility & transportation
 2. Parks & open space
 3. Buildings & land use
 4. Q and A (5 min)
- G. Goals and a Vision for West Annapolis
 1. Housing (10 min)
 - *Polling: Topic #2 Housing*
 2. Retail & Shopping (10 min)
 - *Polling: Topic #3 Retail & Shopping*
 3. Transportation & Mobility (10 min)
 - *Polling: Topic #4 Transportation & Mobility*
 4. Parks & Open Space (10 min)
 - *Polling: Topic #5 Parks & Open Space*
- H. Q and A (15 min)
- I. Wrap-up and Next Steps (5 min)

“North
America is a
suburban
continent with
an *urban*
population”



“North
America is a
suburban
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an *urban*
population”



A note about planning after COVID-19



The **new norm 101**:
demographics, knowledge
economy, mobility

Not the **new norm**



Easton, Ohio

Not the **new norm**

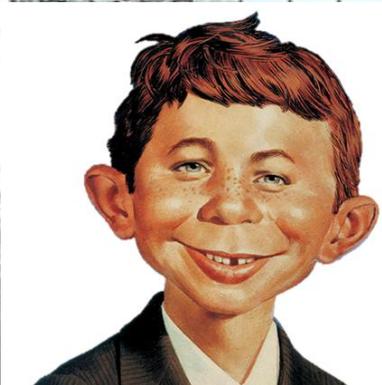


Kentlands, MD

The new norm



The new norm



WHAT, ME WORRY?

MAD

Dublin, OH

The new norm



Dublin, OH

- Demographics:
**AN URBAN
OPPORTUNITY**
- knowledge economy
- mobility



Families with kids dominated US growth for decades



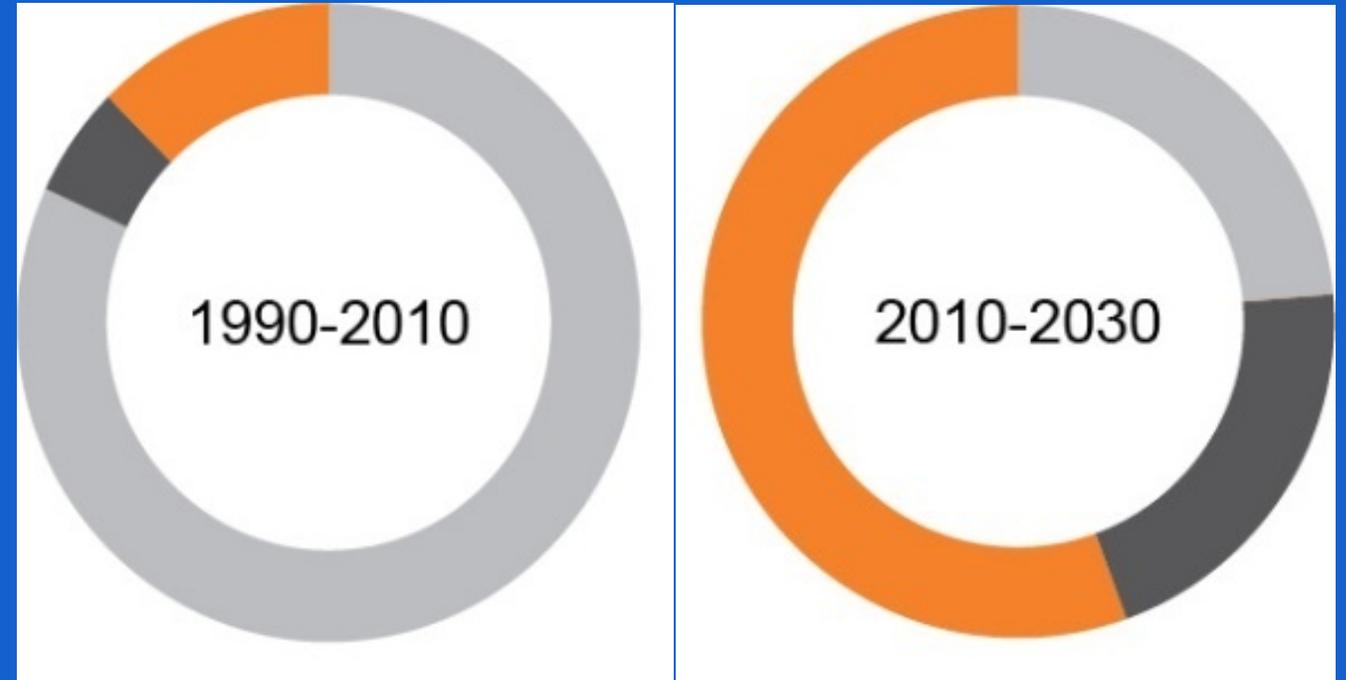
For the next 2 decades ~80% of net new households will be **singles and couples**



AN URBAN OPPORTUNITY

shaped by two decades of unparalleled demographic change

The US is growing rapidly older

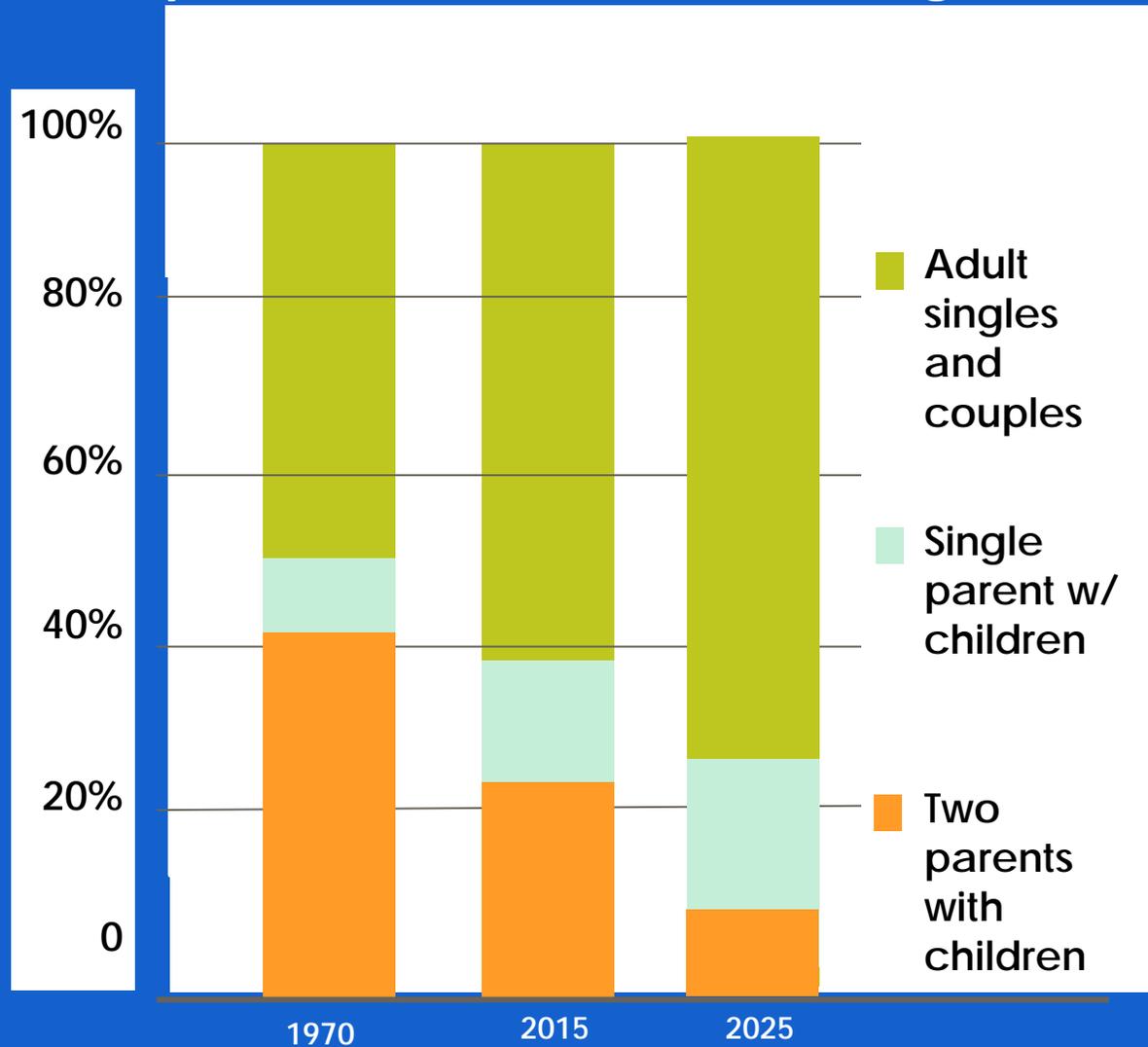


35 to 65

under 35

over 65

Traditional single-family market—two parents with kids—is shrinking

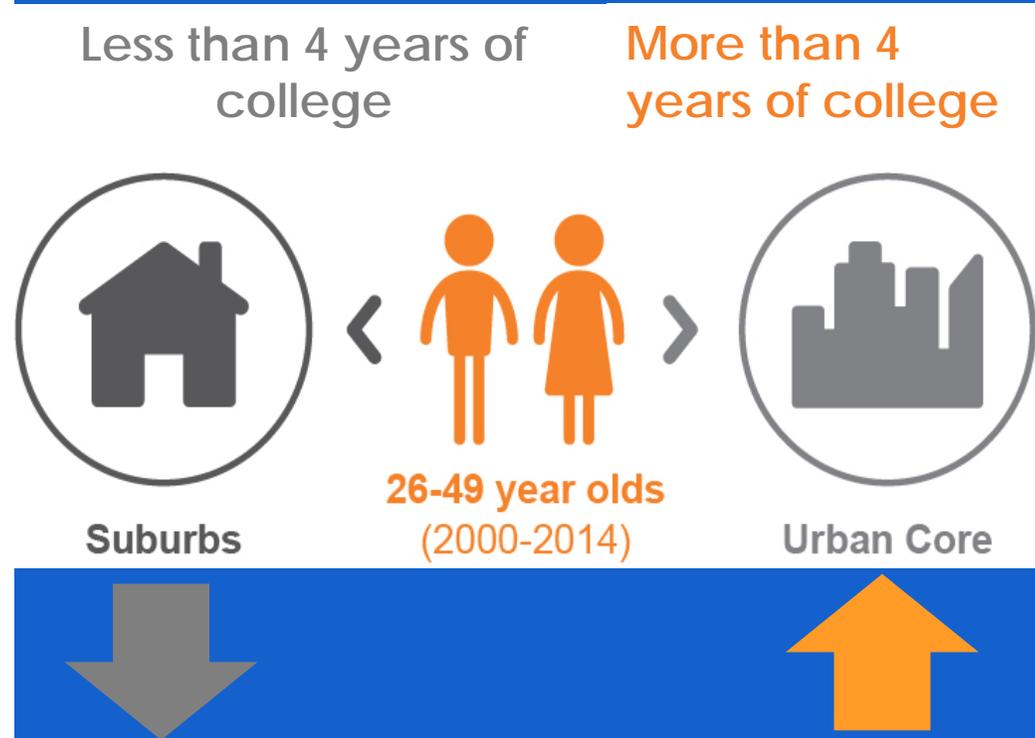
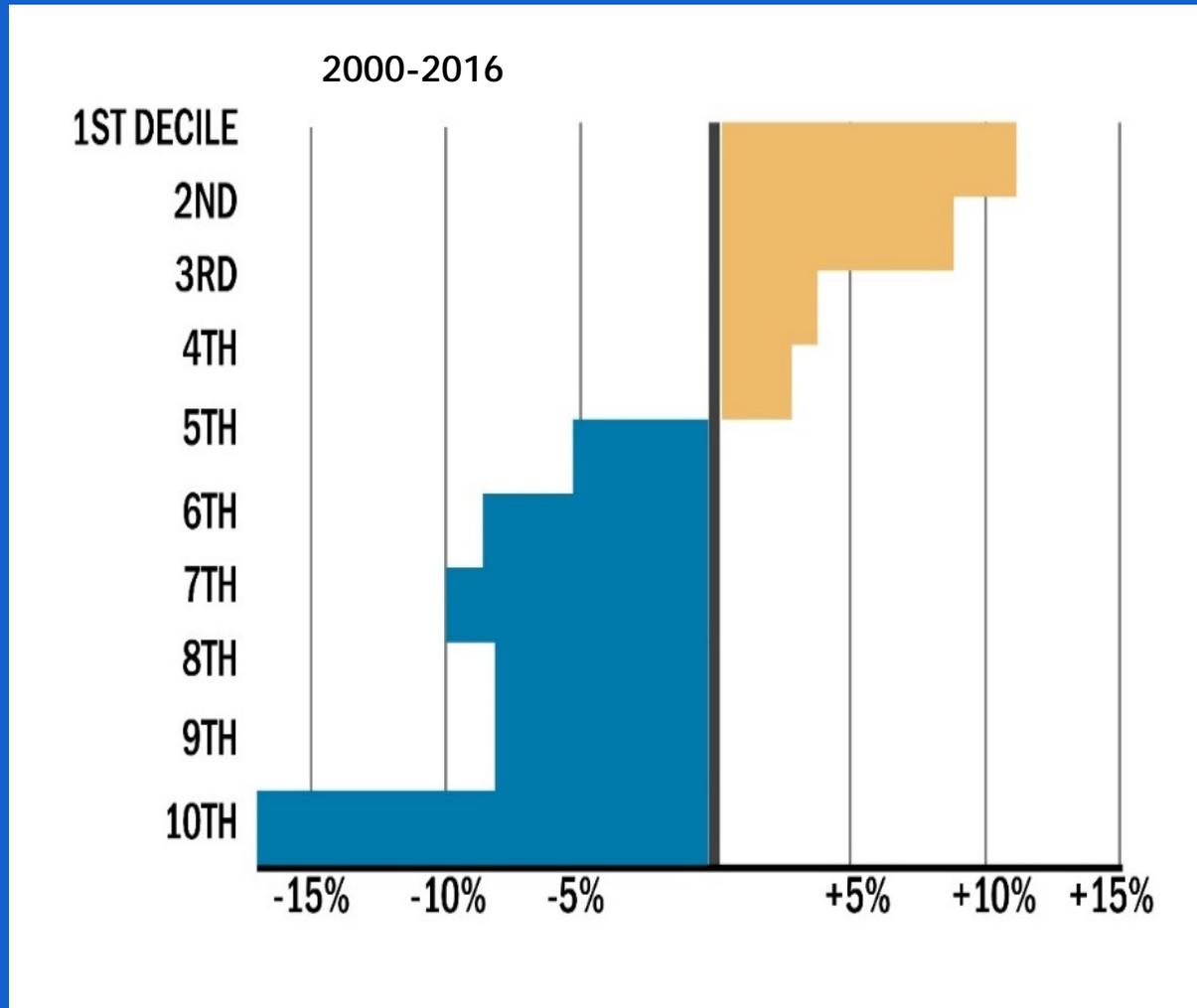


The US is under-supplied with MF housing



More affluent households are moving to cities

College-educated 26 to 49-year-olds are moving to cities



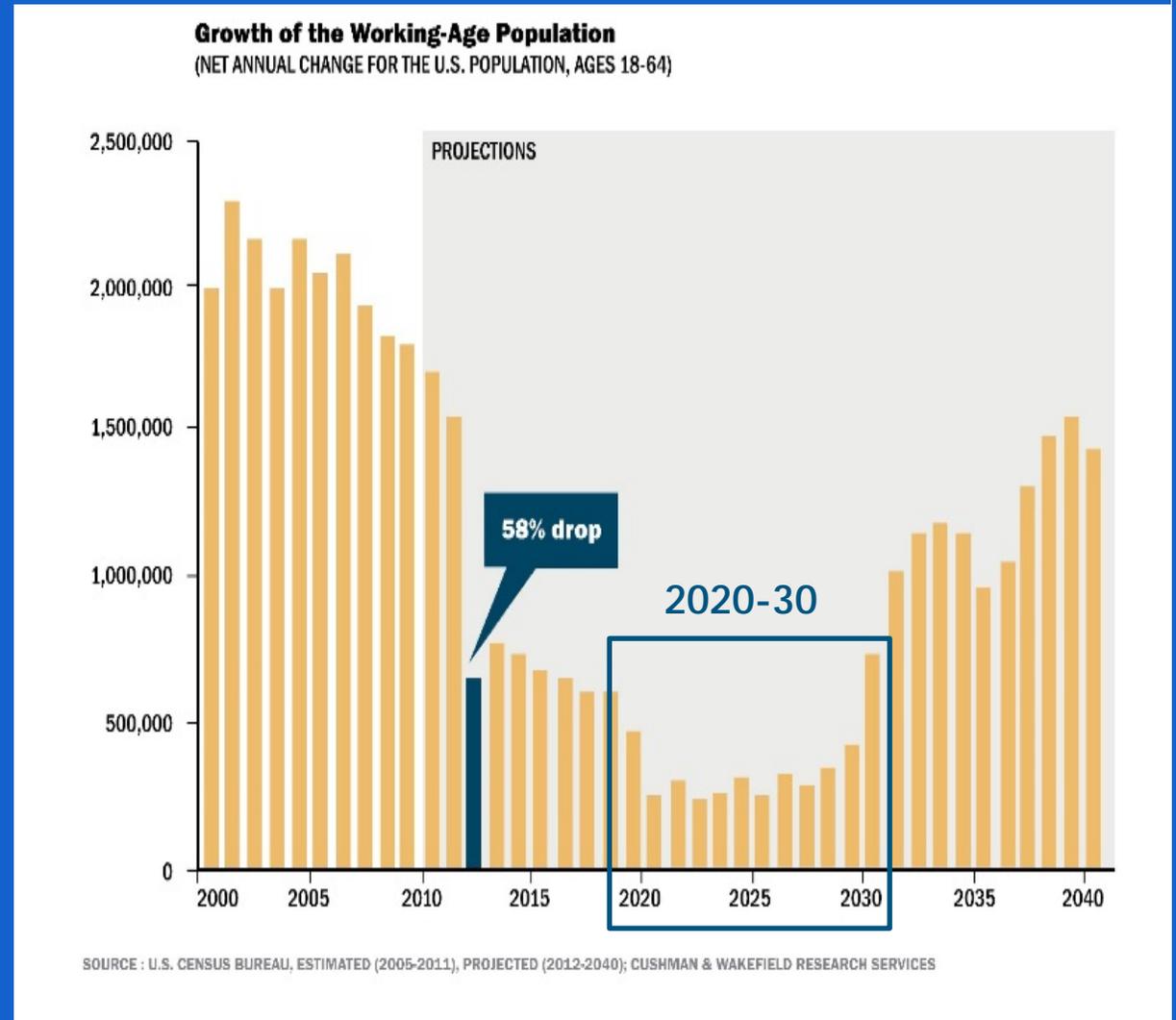
- demographics
- Knowledge economy:
**AN URBAN
IMPERATIVE**
- mobility



A GROWING KNOWLEDGE WORKER SHORTAGE

driven by a surging
knowledge
economy and
slowing workforce
growth

The US is adding fewer new workers...and
the share of net new jobs requiring higher
education now tops 90%



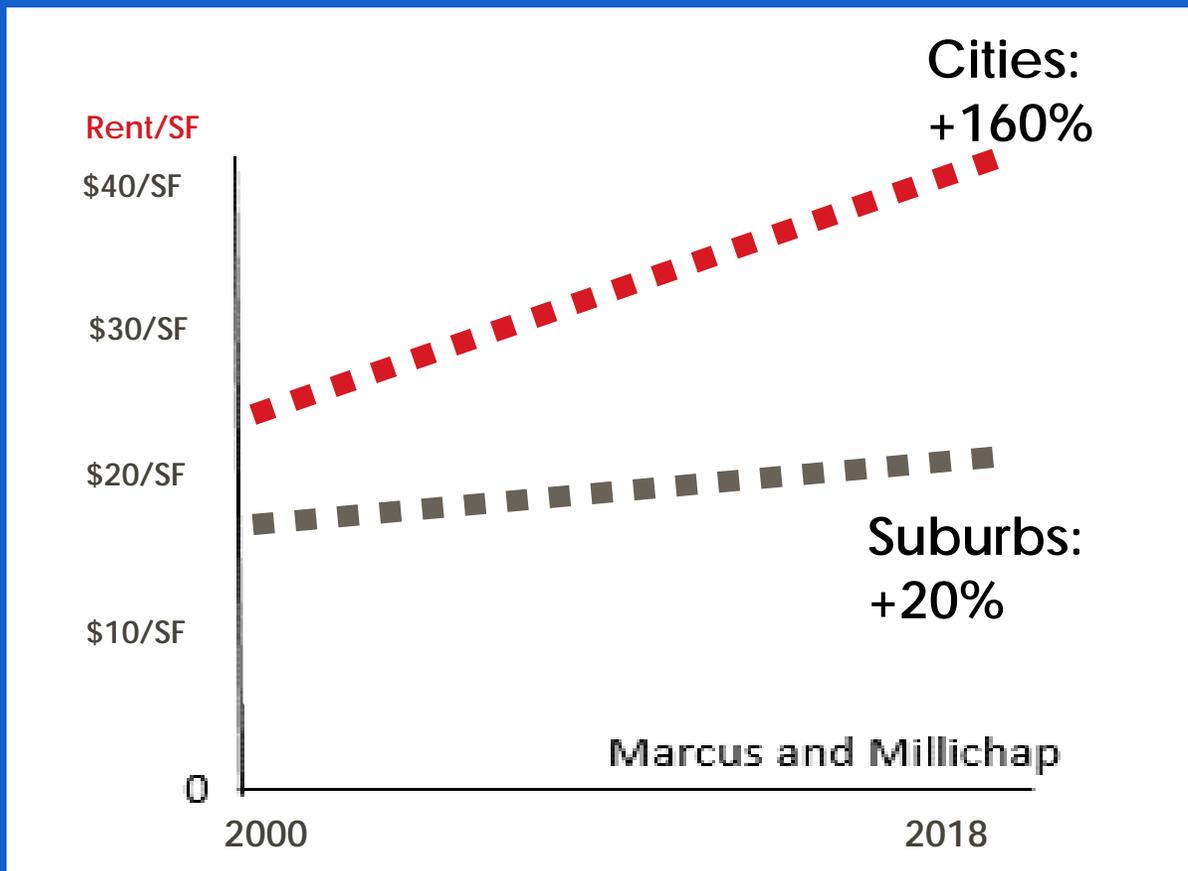


The Joys of Urban Tech

Goodbye, office parks. Drawn by amenities and talent, tech firms are opting for cities



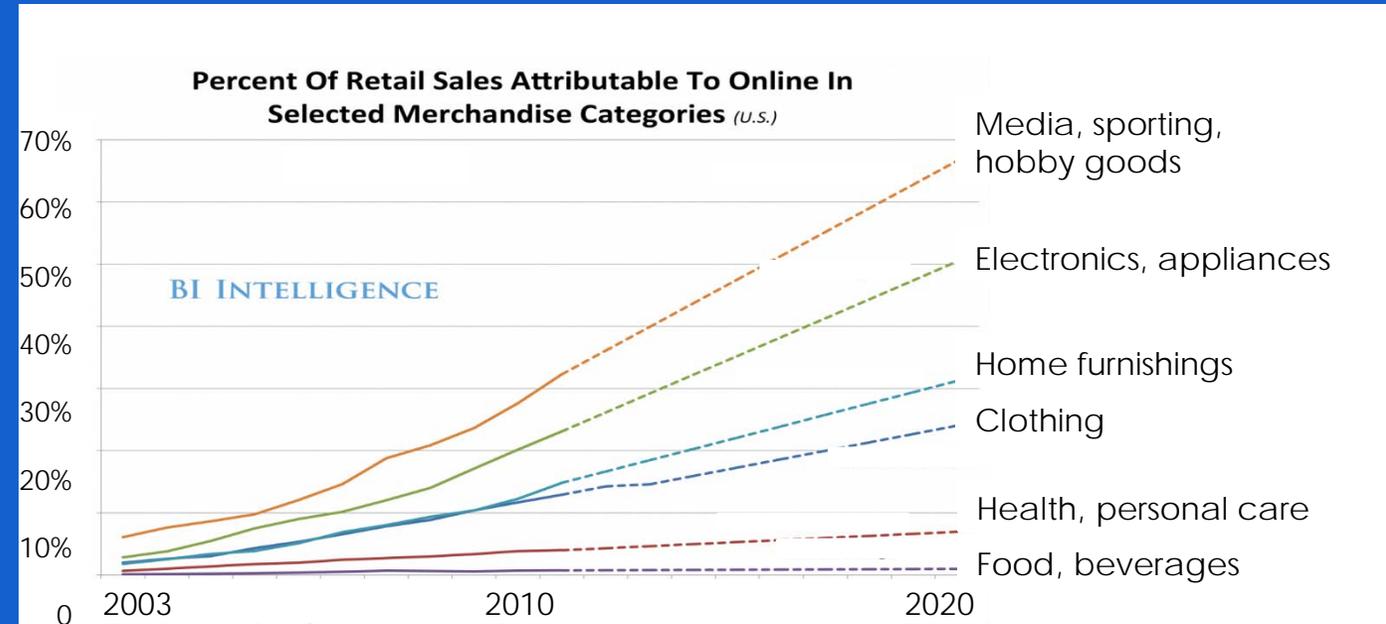
Urban office rents rising faster



RAPID RETAIL DISRUPTION OF TRADITIONAL RETAIL

driven by digital
retail competition
from and stagnant
incomes for 70%
of Americans

Online share of retail sales



THE WALL STREET JOURNAL.

Retail Rents Decline in Big U.S. Cities as Landlords Succumb to the Retail Storm

Landlords...once considered immune from downturns are having to adjust their lease pricing

- demographics
- knowledge economy
- **Mobility:**
**A NEW URBAN
CONTEXT**





The story in **traditional suburbia** will be about **personal autonomous vehicles**



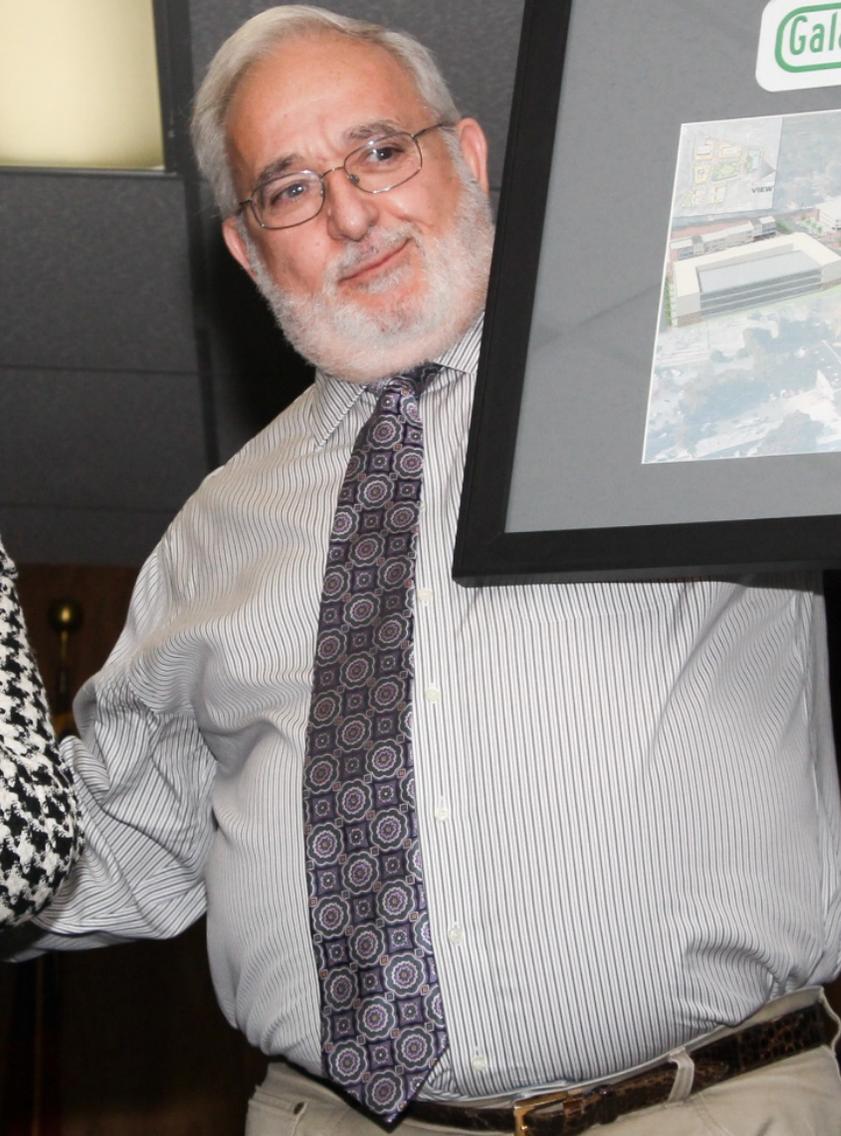
The story in **urban cores** will be about **shared autonomous vehicles (SAVs)**

Thresholds for success:

leadership, engagement, partnership, *transformative*
planning, authenticity

LEADERSHIP

Launching and leading the community conversation



Sandy Springs, GA

COMPACT CRITICAL MASS

Walkability made real with density, programming, design



Needham Street, Newton MA



Needham Street, Newton MA

A large blue sign for South Bay Center is the central focus. The sign features the words "South Bay" in large, bold, orange letters, with "CENTER" in smaller, bold, red letters below it. The sign is mounted on a tall, rectangular brick pillar. At the top of the pillar is a decorative sculpture of a fan or sail in shades of purple and blue. In the background, a Best Buy store is visible, along with other commercial buildings and a parking lot with several cars. The sky is overcast with grey clouds.

South Bay
CENTER

TRANSFORMATIVE PLANNING
Putting market forces to work

South Bay, Boston

THEATER



South Bay, Boston

AUTHENTICITY

Celebrate communities' stories and living culture



Water Street, Tampa FL



Belmar, Lakewood, CO



Downtown Memphis, TN

Placemaking





**STREETS
&
CIRCULATION**



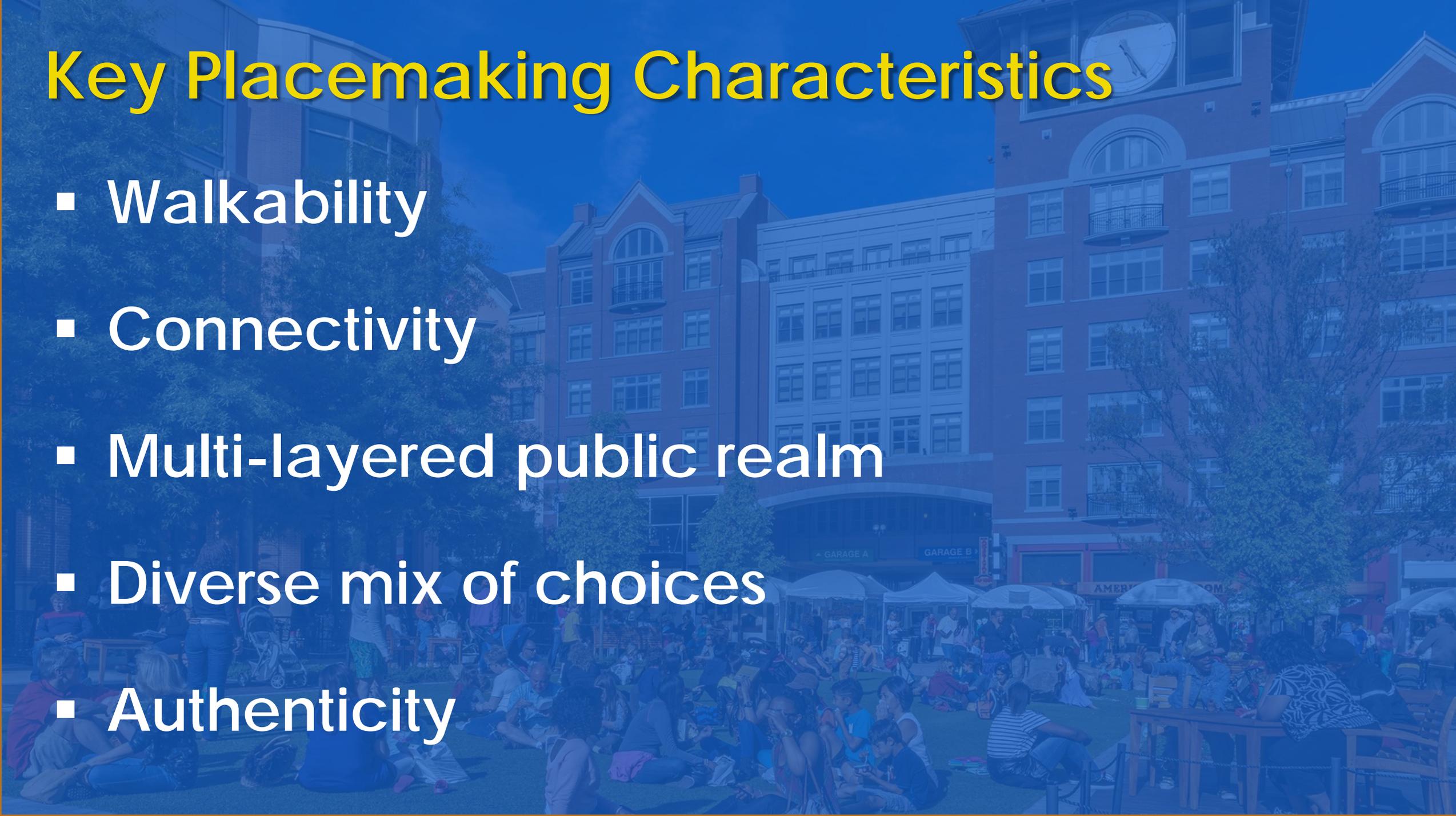
OPEN SPACE



**BUILDINGS
&
LAND USE**

Key Placemaking Characteristics

- Walkability
- Connectivity
- Multi-layered public realm
- Diverse mix of choices
- Authenticity





STREETS & CIRCULATION





WALKABILITY



CONNECTIVITY

Getting started can be an incremental process— driven by market opportunities



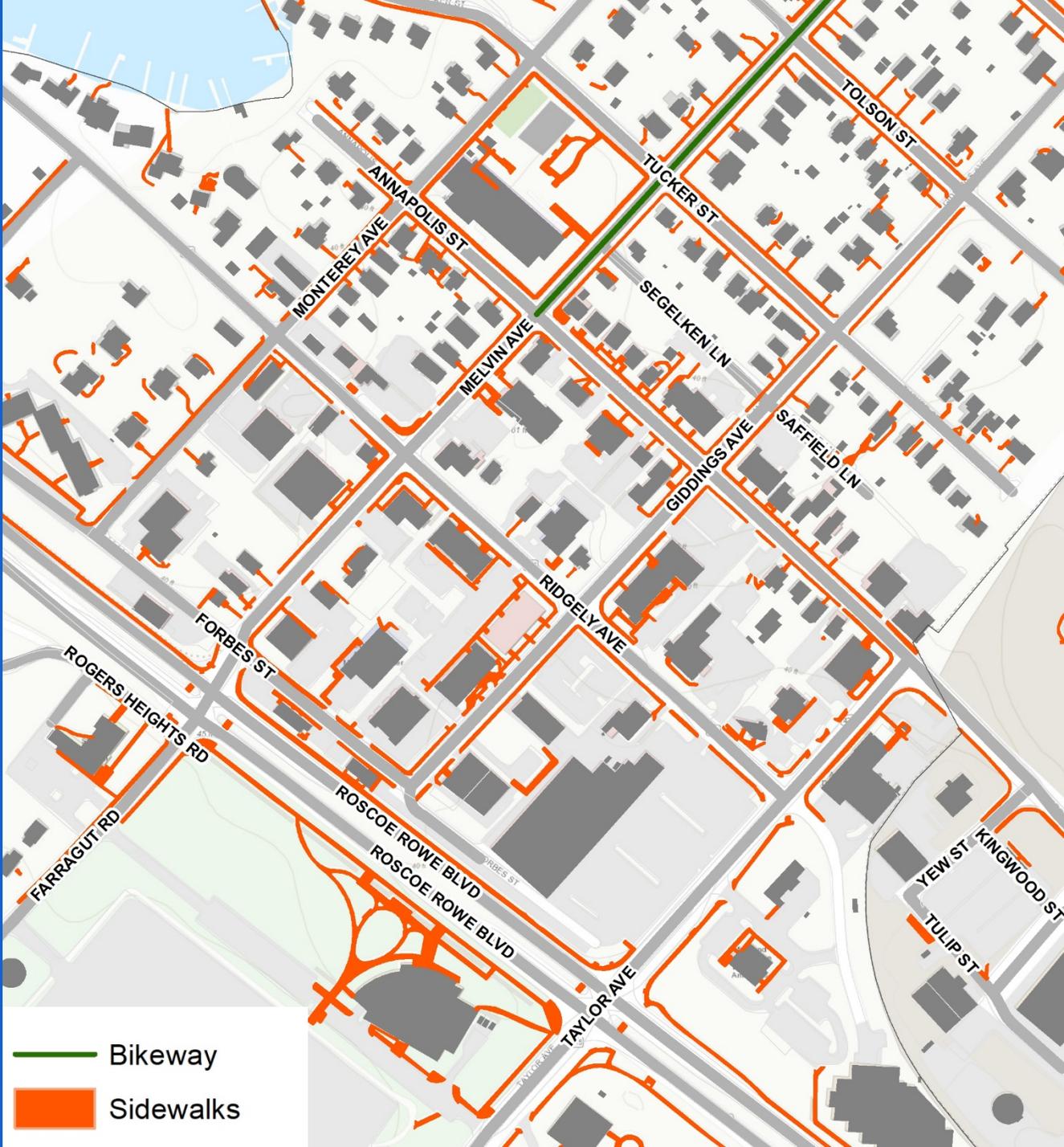
Dayton Mall, OH



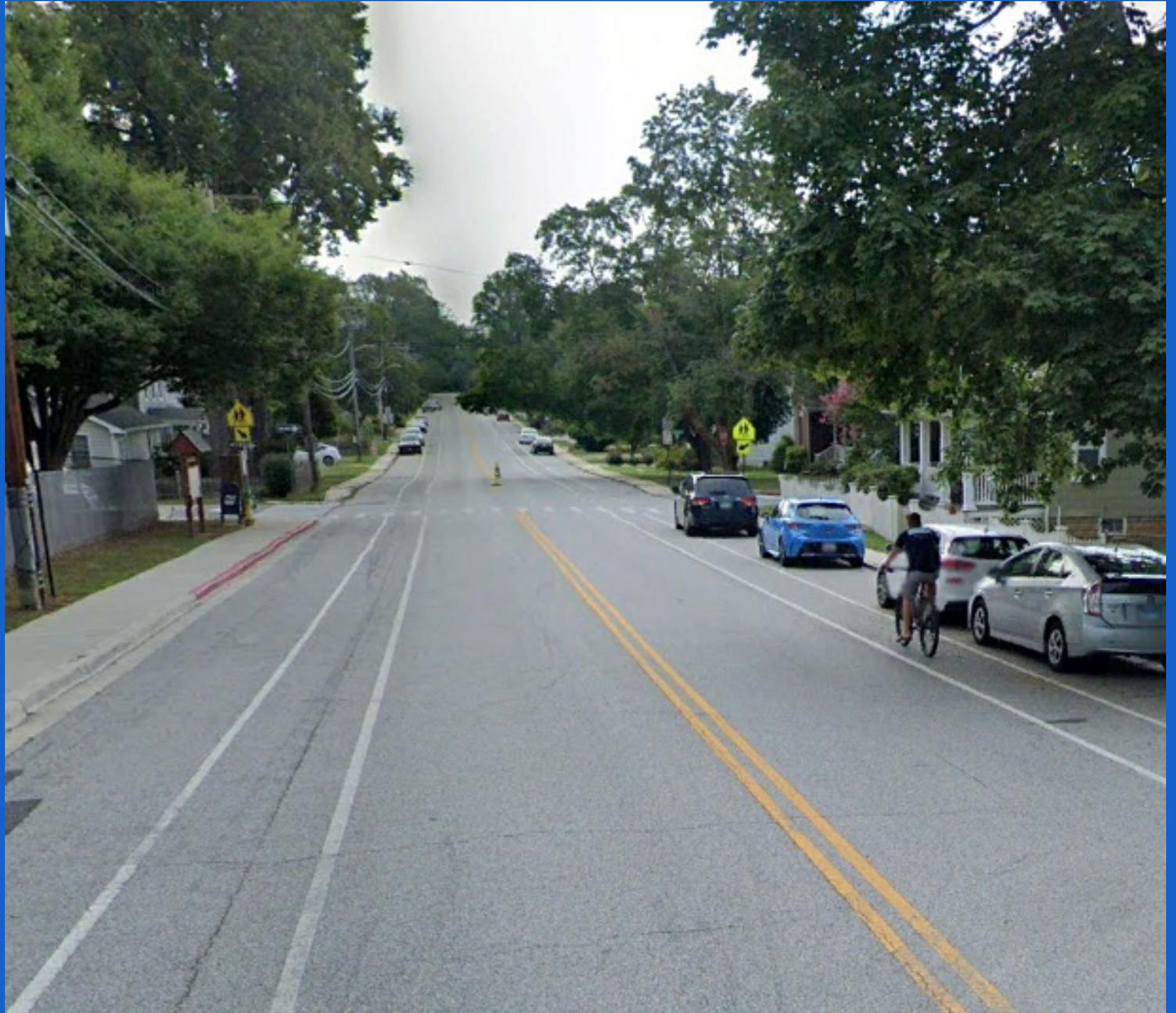




West Annapolis Transportation









Parks & Open Space



MULTILAYERED PUBLIC REALM



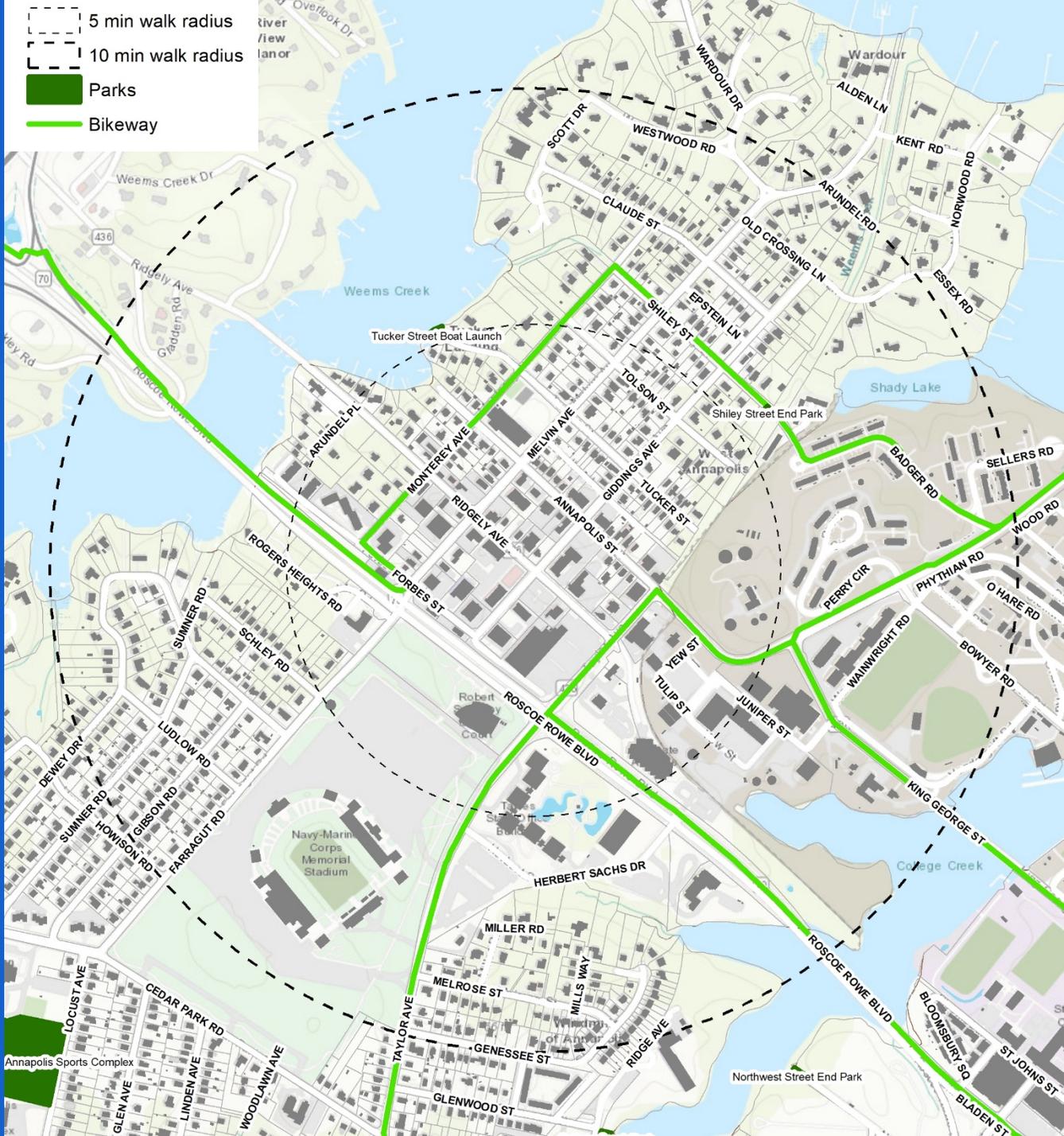
MULTIFUNCTIONAL PUBLIC REALM



RESTON TOWN SQUARE PARK



West Annapolis Parks & Open Space

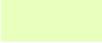


BUILDINGS & LAND USE



West Annapolis Zoning



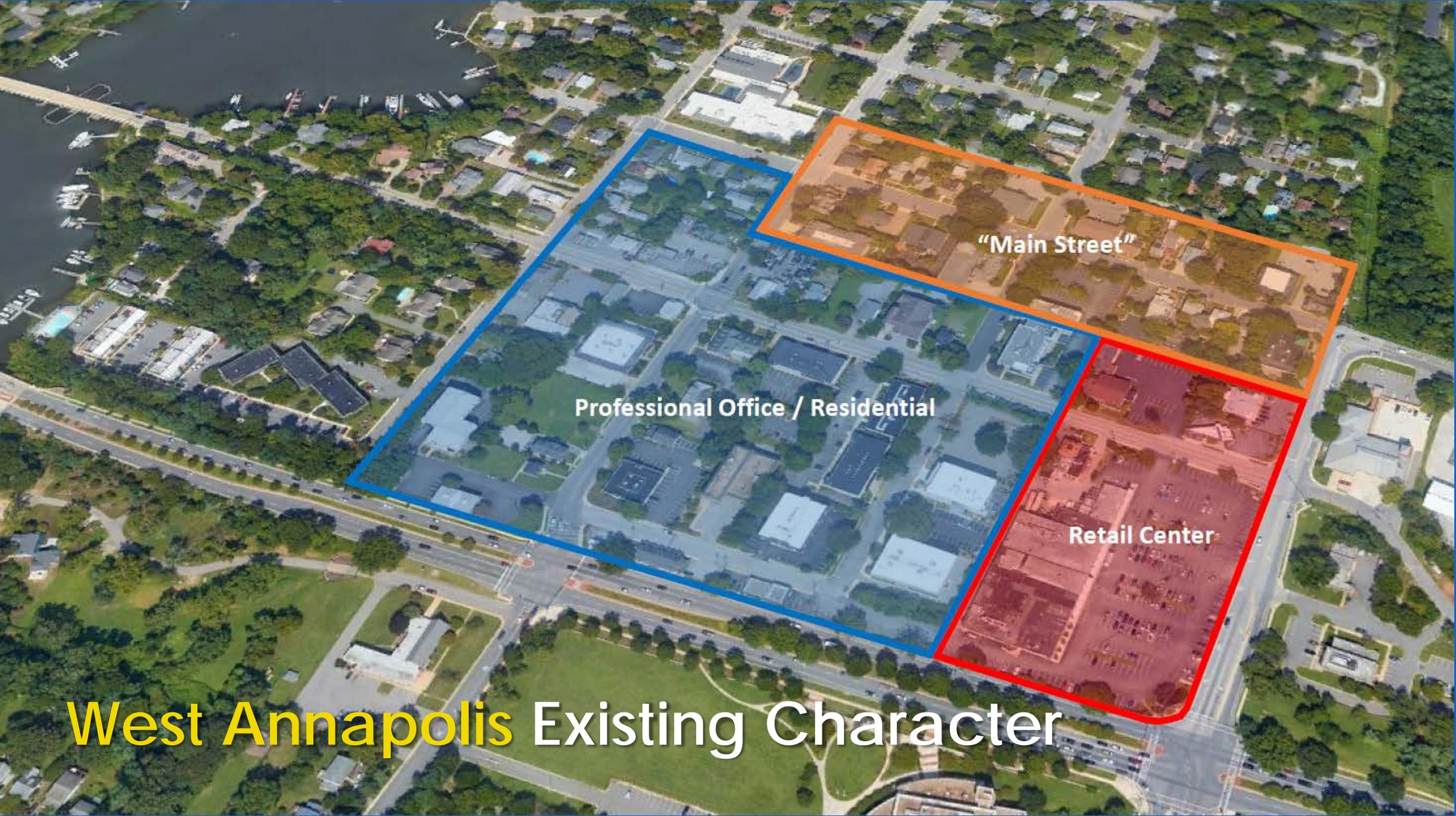
	B1 - Convenience Shopping		R1 - Single-Family Residence
	B2 - Community Shopping		R2 - Single-Family Residence
	C1 - Conservation Residence		R3 - General Residence
	P - Professional Office		R4 - General Residence
	PM - Professional Mixed Office		

DIVERSE MIX OF CHOICES



AUTHENTICITY





"Main Street"

Professional Office / Residential

Retail Center

West Annapolis Existing Character