

Upper West Street Sector Study Community Workshop – Day 3



Day 3 March 31, 2016

AECOM

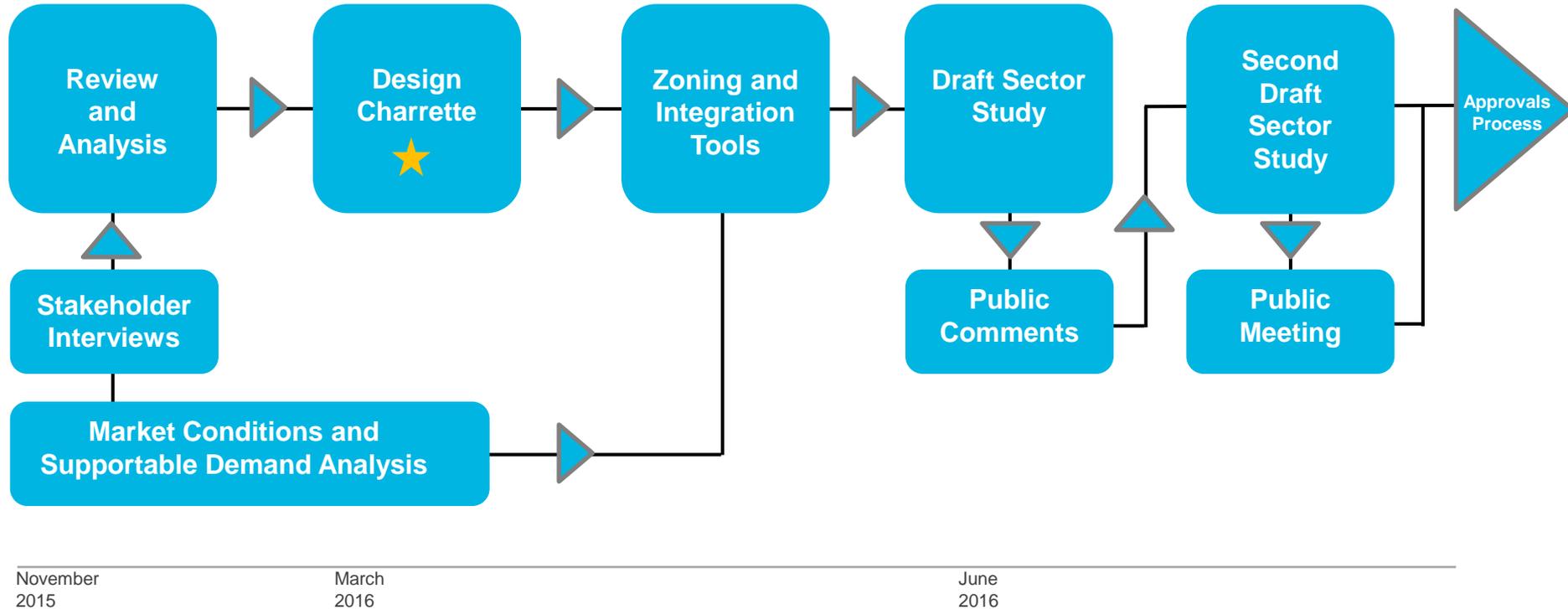
Agenda

6:30 – 7:00 Presentation – A Way Forward

7:00- 8:00 Comments

8:00 Adjourn

Planning Process

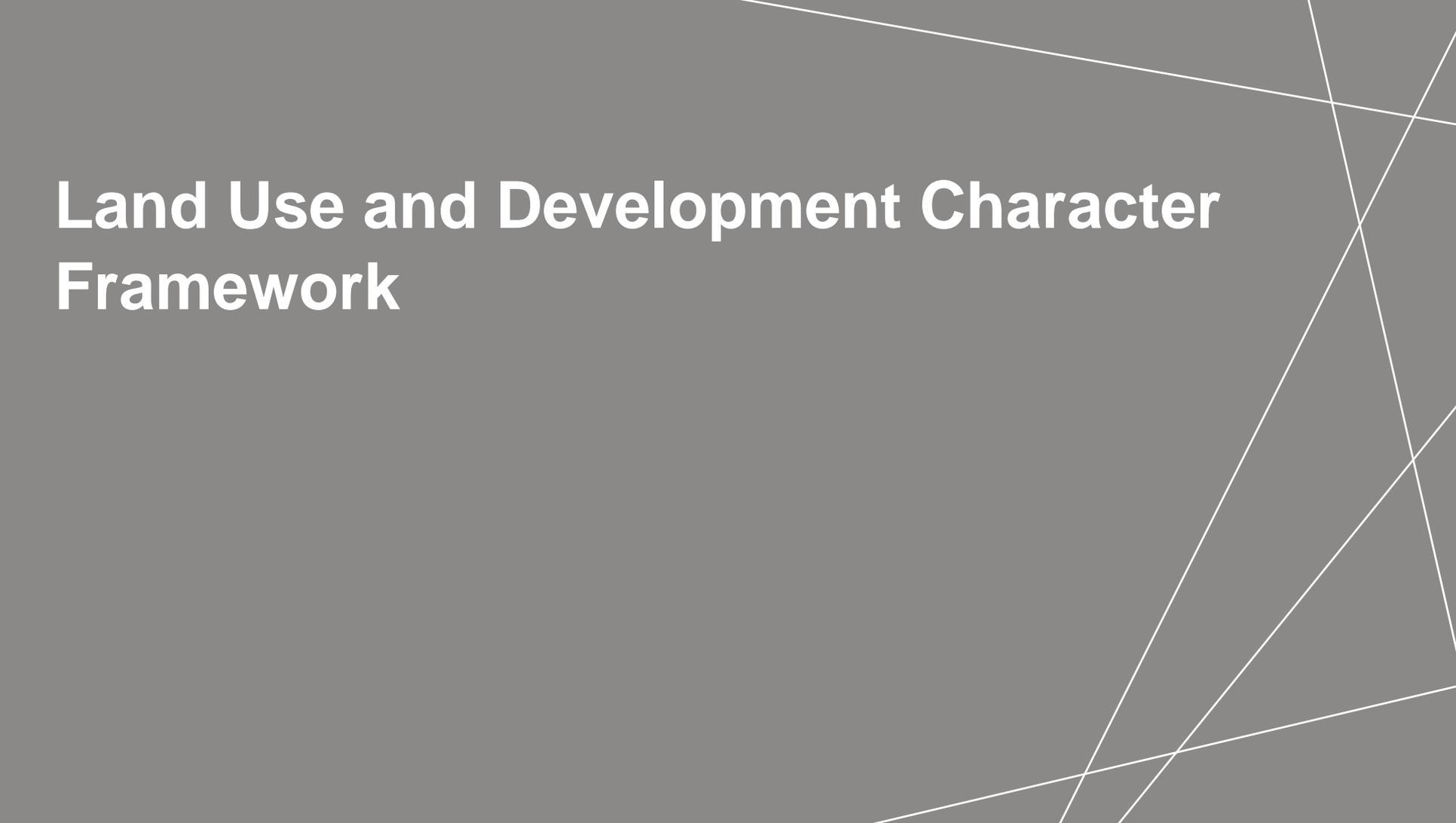


Upper West Street – Planning Goals

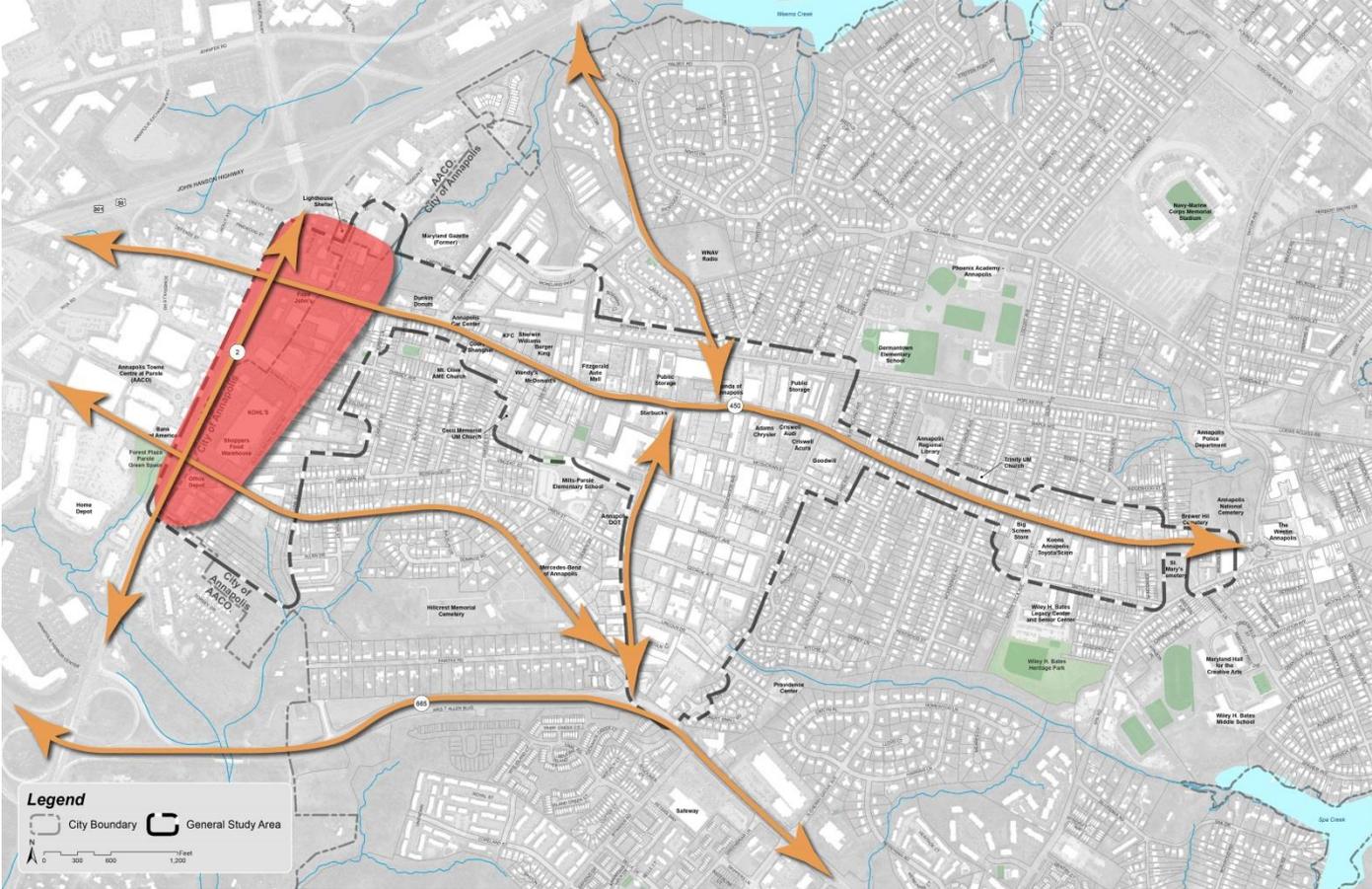
- **Improve aesthetics and physical appearance**
- **Strengthen existing neighborhoods**
- **Promote residential redevelopment**
- **Facilitate economic development and job creation**
- **Incentivize private sector investment**

- **Improve safety and walkability**
- **Balance and connect transportation modes**
- **Improve access and connectivity**
- **Create a gateway, identity, and focal points**

Land Use and Development Character Framework

The background of the slide is a solid dark gray. On the right side, there are several thin, white, intersecting lines that form a series of overlapping triangles and quadrilaterals, creating a modern, geometric aesthetic.

Living + Regional Serving Commerce



Today



Living + Regional Serving Commerce

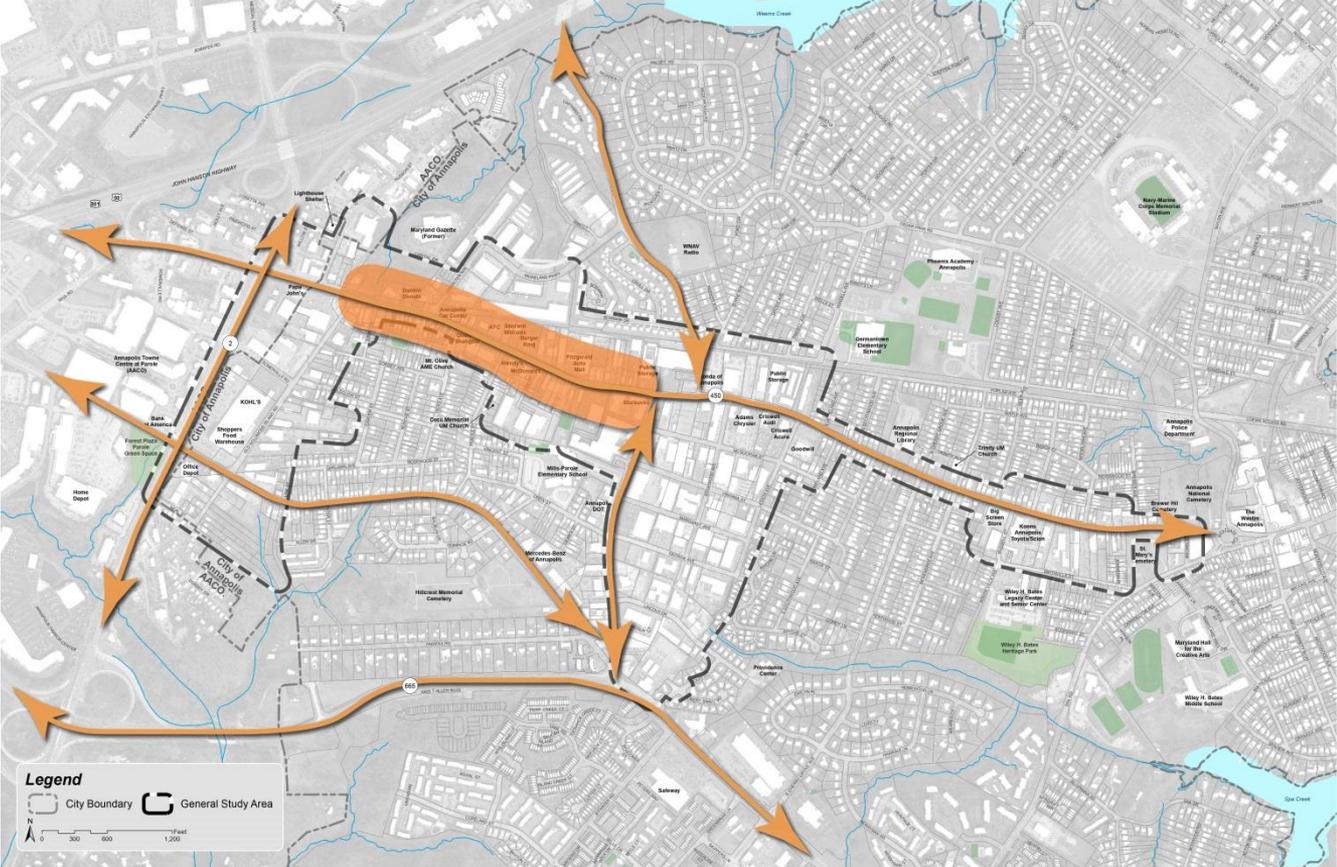


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Policy and Program Considerations

- Higher intensity redevelopment
- Revise existing zoning categories or create a new zoning category to allow more intensive urban scale mixed use west of Solomon’s Island Road
 - Assess B2 and BCE zoning categories
- Ensure code appropriate transition to neighborhood east of Solomon’s Island Road
- Incorporate greenspace/park amenity to serve existing neighborhood and new development
- Enhance connection for the community to access amenities
- Incorporate innovative stormwater management to address city pollutant loading requirements

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Policy and Program Considerations

- Consider changing BCE zone to Mixed Use zone
- Allow Multi-family as a permitted use
- Incentivize mixed use development with multi-family-oriented incentives
 - Floor Area Ratio
 - Height
- Remove administrative review of commercial uses >25,000 SF (allow as a permitted use)
- Promote landscape improvements on private commercial property
 - Maryland Department Housing Community Development Sustainable Communities Program
- Incorporate innovative stormwater management to address city pollutant loading requirements

Adaptive Reuse



Adaptive Reuse

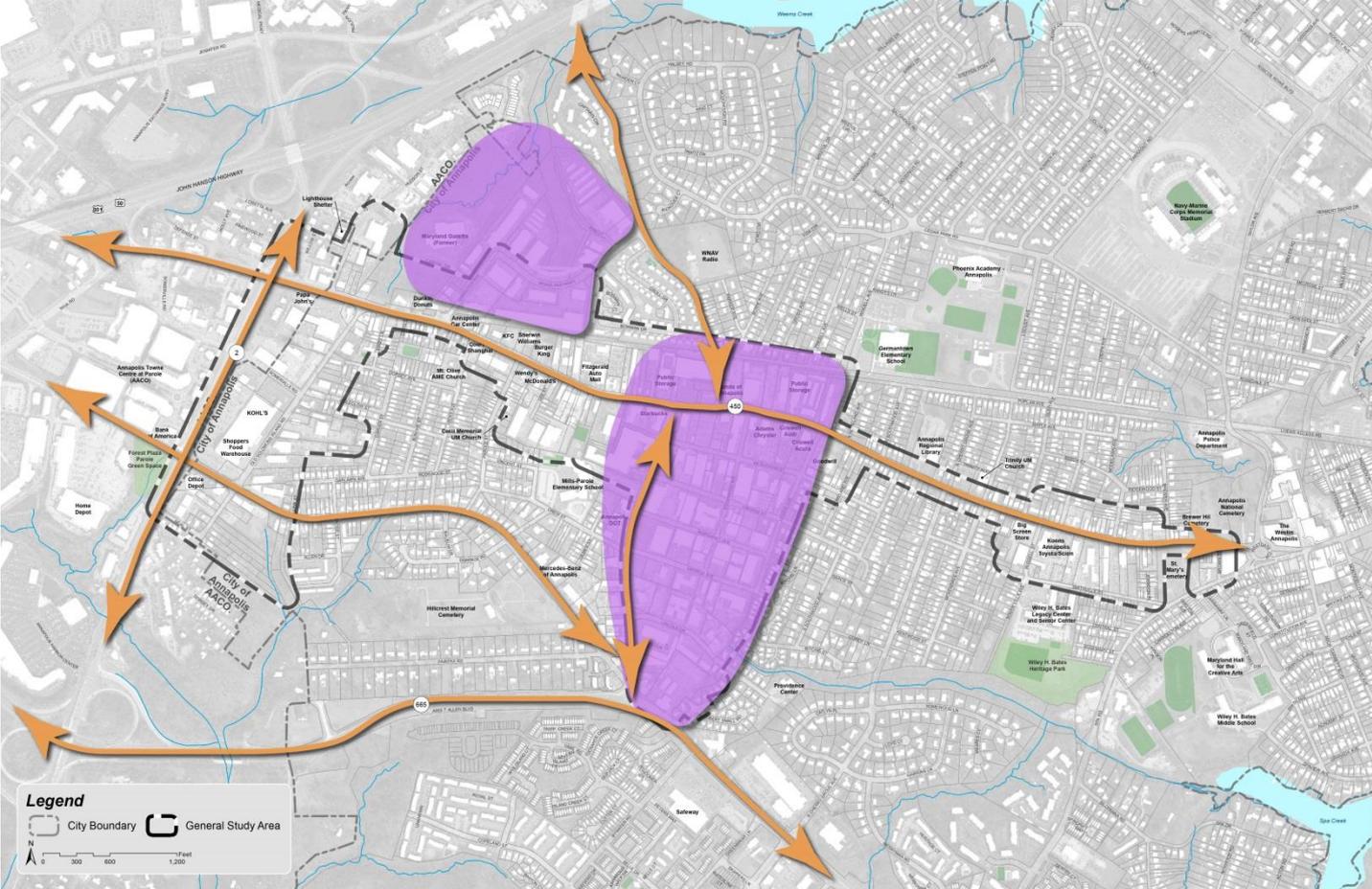


Adaptive Reuse

Policy and Program Considerations

- Reuse existing residential for other commercial or office uses
- Consider expanding allowable uses
- Explore creative use of accessory structures
- Retain architectural character

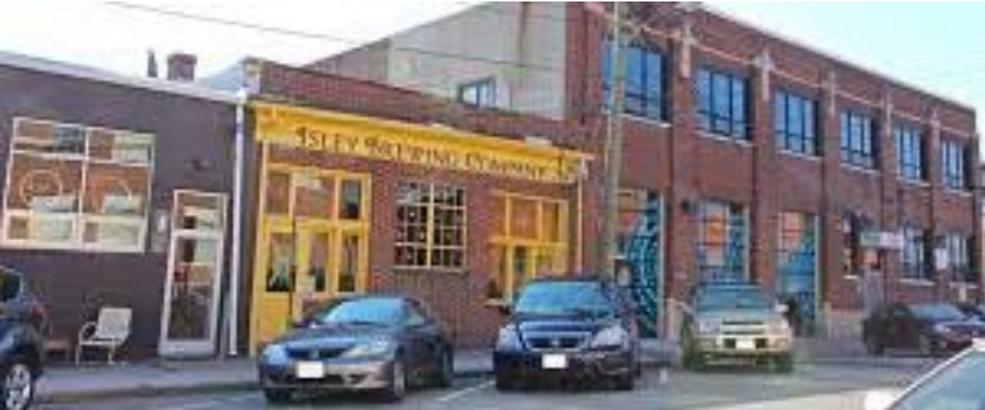
Community Industry



Today



Community Industry

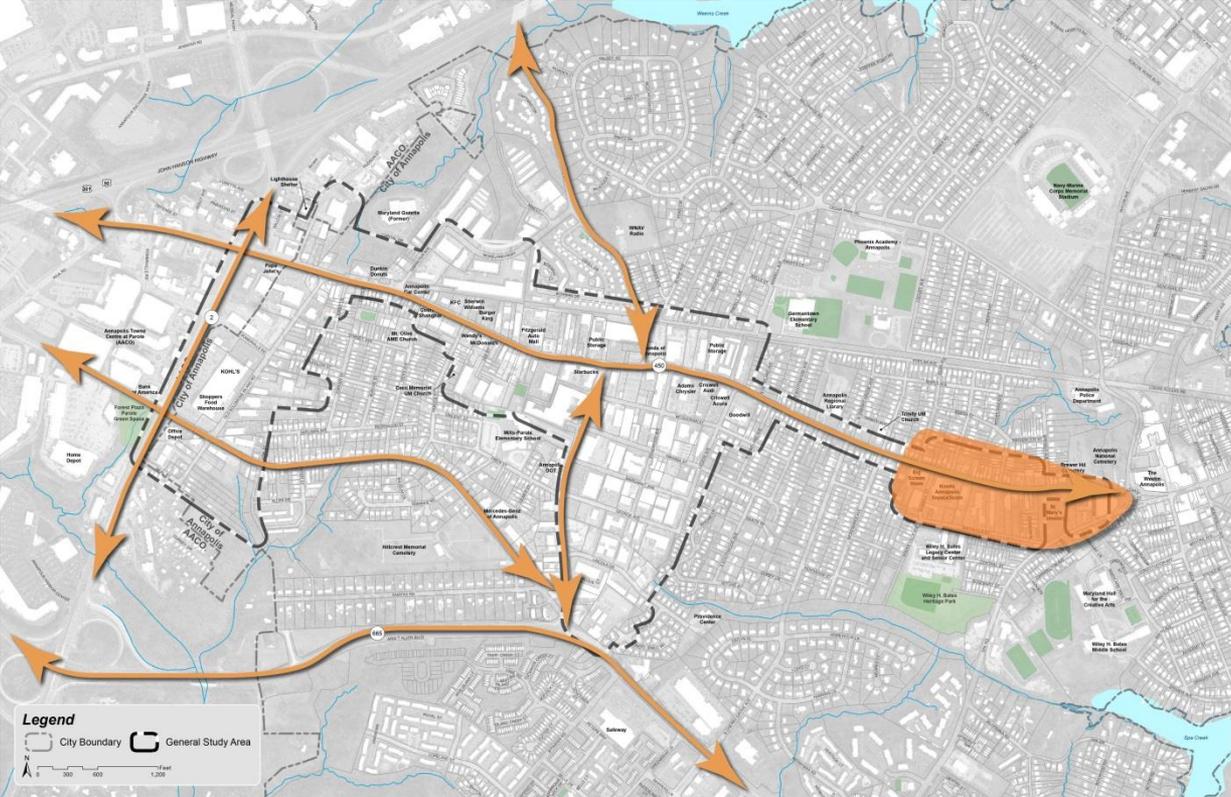


Community Industry

Policy and Program Considerations

- Continue to protect/retain Industrial areas
- Consider allowing some retail use in Industrial (I) District for goods stored or wholesaled on premises
- Incorporate innovative stormwater management to address city pollutant loading requirements
- Parking enforcement
 - Non-street legal vehicles off of roadway
 - No parking on sidewalks
- Add sidewalks and improve walkability

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Policy and Program Considerations

- Consider changing to MXD at lowest intensity permitted
- Allow Multi-family as a Permitted Use
- Incentivize mixed use with multi-family-oriented incentives
 - Floor Area Ratio
 - Height
- Remove administrative review of commercial uses >25,000 SF (allow as a permitted use)
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Neighborhood Conservation



Neighborhood conservation (enhanced connections + amenities)



Neighborhood Conservation

Policy and Program Considerations

- Pursue funding for sidewalk and crosswalk improvements
- Street lighting
- Promote Property Rehabilitation and Home Repair Program
- Enhance bike trail (off-road) connectivity
- Consider allowing accessory dwelling units in appropriate areas

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West Street Mobility and Safety Improvements

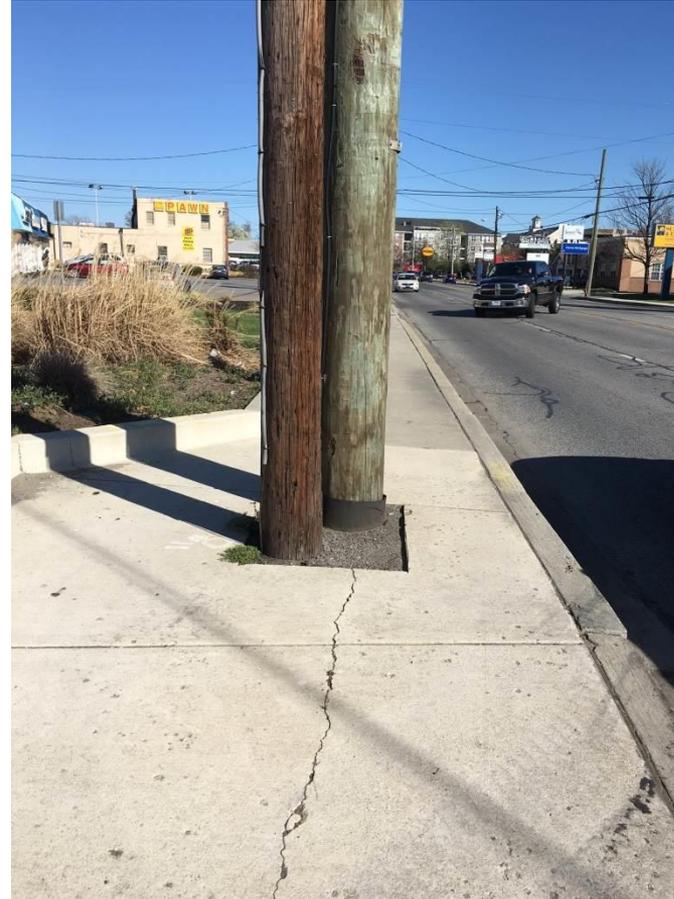
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Mobility and Safety Improvements – Philosophy

- Promote safety along West Street as critical and a moral imperative
- Foster a roadway that is calm and intuitive, not chaotic and distracting
- Focus on techniques that are practical and achievable
 - Make clear distinction between vehicles and pedestrians
 - Provide more visible crossing for pedestrians
 - Encourage healthy options for the community
- Implement surgical interventions that achieve beautification and resiliency through redevelopment and stormwater improvements
- Take bold action within most problematic section of West Street; strongly pursue placing utilities underground to enhance physical conditions

Mobility and Safety Improvements – Phasing

Short-Term

- Improve intersections
- Enhance crosswalks (more, elevated, visible)
- Adjust the Zoning Code as needed
- Warrant Signal Analysis
- Pedestrian Roadway Safety Audit
- Vehicle Road Safety Audit
- Reduce curb cuts in concert with stormwater management enhancements (target properties)
- Assist Design District to be leader in business community
- Follow Inner West Street Streetscape Guidelines
- Investigate use of traffic control officers
- **Build support for undergrounding utilities**

Mid-Term

- Poplar Trail Extension and connection to Spa Creek Trail
- Forest Drive Bike lanes
- Art on the corridor
- Pursue incentives to encourage implementation of the corridor vision
- **Conduct feasibility study for undergrounding utilities**

Long-Term

- Consolidate smaller parcels for coordinated development and physical improvements
- Implemented
- **Implement utility undergrounding program (construction)**

Existing intersection condition



Intersection enhancements



Pedestrian + vehicular safety enhancements



Utility undergrounding



Beautification through redevelopment



Beautification through stormwater management



Character and Mobility Enhancements



Character and Mobility Enhancements



