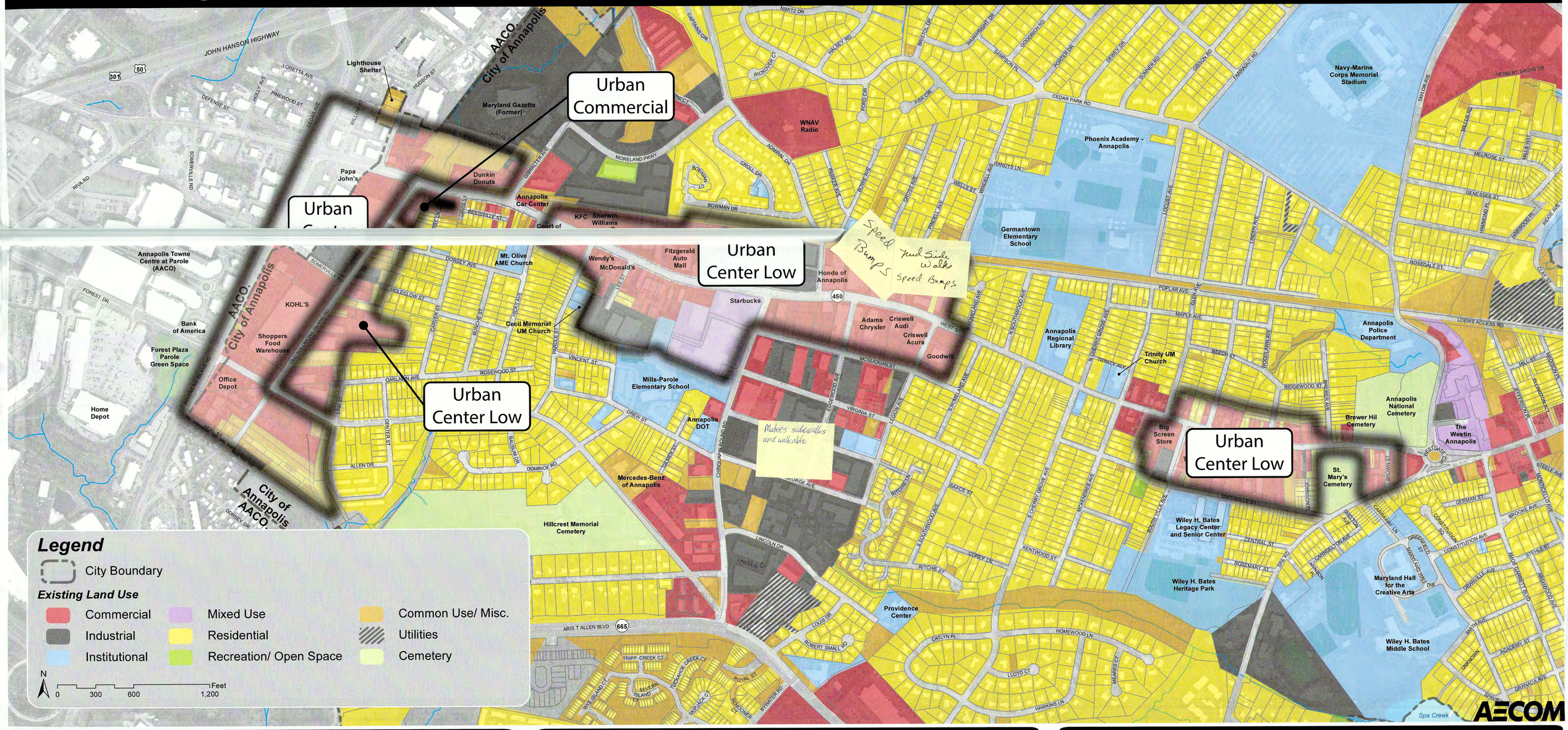
INVESTMENT
Defining the character types per the Annapolis Comprehensive Plan



Urban Center

Urban Centers **are large scale mixed use areas consisting of retail, office, entertainment, lodging and residential activities. They are often employment, entertainment, shopping, and dining destinations for the surrounding region. These areas include a very balanced mix of residential and commercial uses and are designed to be self-sustaining places where people can live, work and shop while relying less on the automobile.**

In Annapolis, it is recommended that these areas be designed for a range in height from four to eight stories with residential densities ranging between 35 to 45 units per acre of land.

Urban Center Low

Urban Center Low **areas are similar to Urban Commercial areas in terms of character and building heights, but allow for a mix of land uses that is similar to Urban Center areas. These areas consist of a mix of uses that include retail, office, restaurants, and residences. These areas serve a smaller more localized population than Urban Center, and can function as a limited intensity, walkable destination for area residents.**

Typically these areas range from two to four stories in height and include a very balanced mix of residential and commercial land uses. Residential density typically ranges from ten to twenty units per acre of land depending on the indended character.

Allow longer setbacks to accommodate bike lanes in expansion of West Street.

Need left turn lane all through section.

Fix zoning build buildings on front of lot like inner West Street

Reduce minimum Parking requirements

Wider sidewalks w/ buffers from street

Keep scale to current height levels to fit with residential scale. (close to 2 stories – NOT 4)

Urban Commercial

Urban Commercial **sites consist of a mix of commercial uses including retail, offices, and service activities. These areas are typically not intended for residential uses. They are often more traditionally designed and have strong connections with surrounding residential neighborhoods.**

Heights can range from two stories to four stories tall and buildings typically have limited setbacks from the street. These areas are densely populated with buildings that may serve as employment, shopping, dining or tourist destinations.

LOVE ALL OF THIS BUT PLEASE HAVE PLANNING STAFF IMPLEMENT THE ZONING ASAP!

INVESTMENT
What architectural style(s) would you like to see in these areas?

SELECT 2 FROM EACH CATEGORY

Mix of old-style architecture and new is fine
various styles is fine
mixed use 2-4 stories
even taller would work in a few places

CITY OF ANNAPOLIS

Urban Center

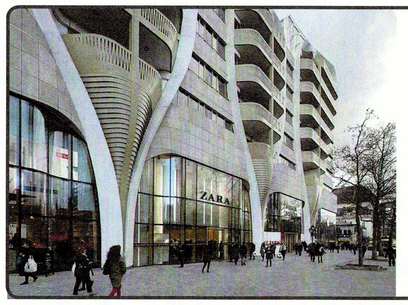
Style 1

Love the canal!
but really same as Urban Center Low Style 1

Style 2

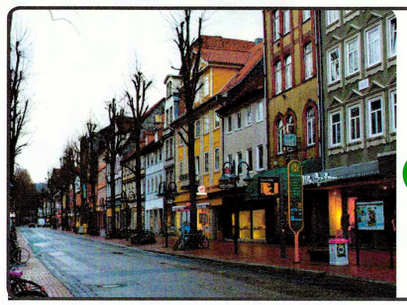
Too high, but like style and green space/walkways

Style 3



Style 4

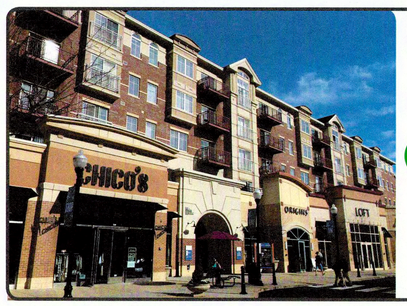
Urban Center Low



Style 1

Parking in back
Access by alley

This works well with narrow lot widths



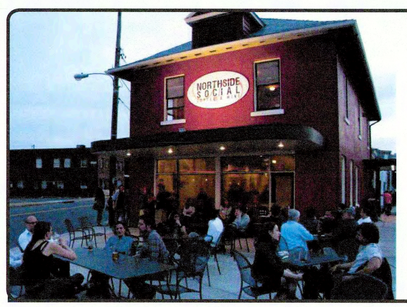
Style 2

Style 3

Style 4

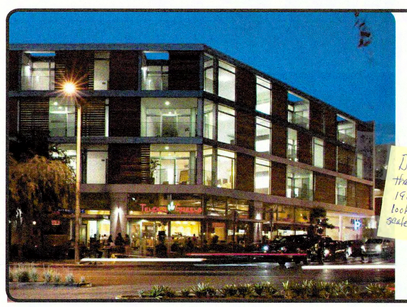
Urban Commercial

Style 1



Style 2

Style 3



Style 4

Don't want anything that looks like 1901 West — too big, looks like huge, out-of-scale block of bricks.

AECOM