Forest Drive Sector Study

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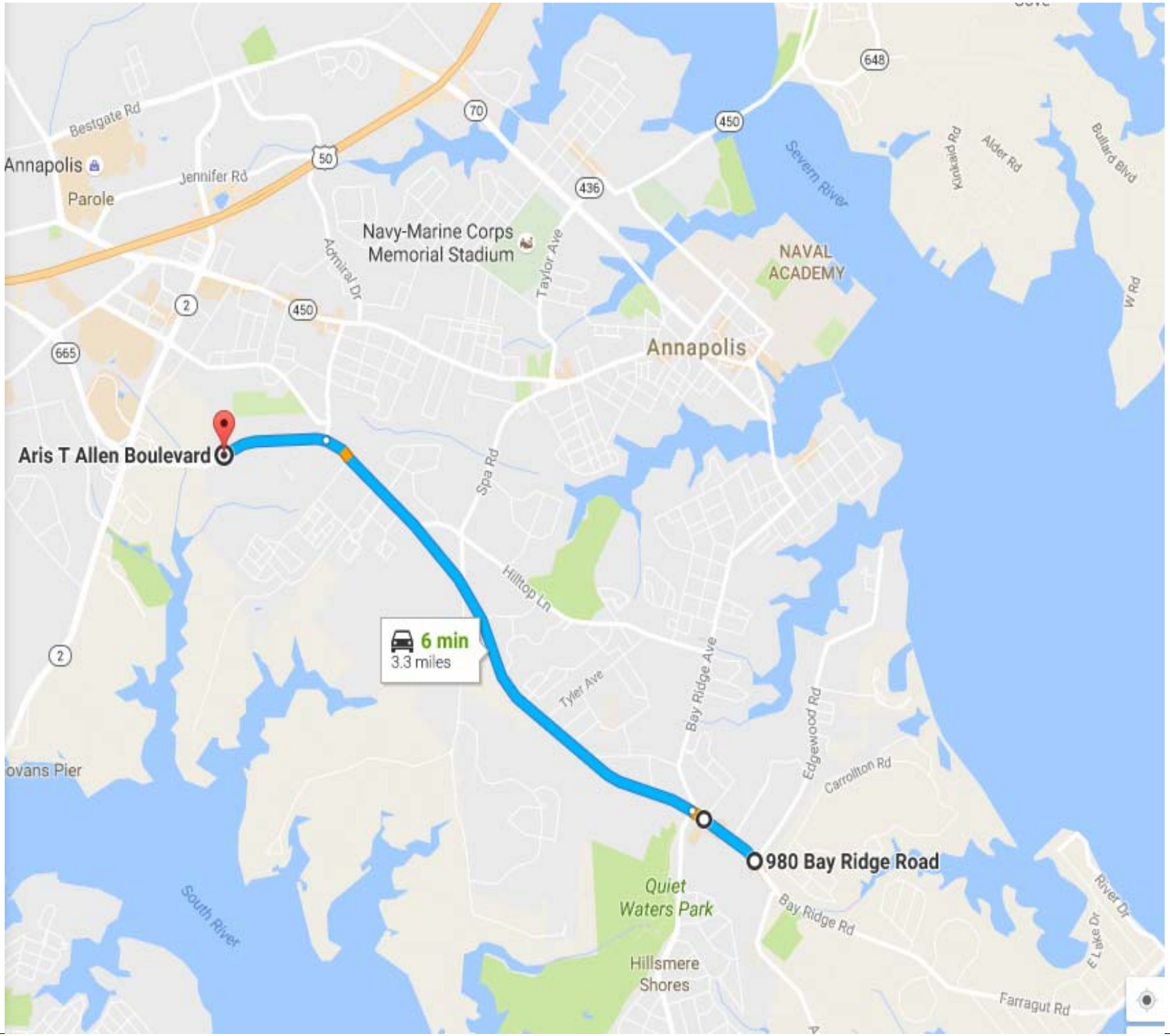
Purpose

This study will propose new or refine existing development and zoning scenario models, and craft design guidelines based on ideas from public engagement of local citizens and businesses, and produce a document that will guide the City in implementing the recommendations for this area.

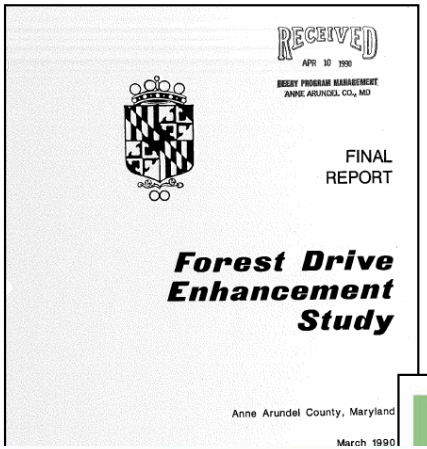


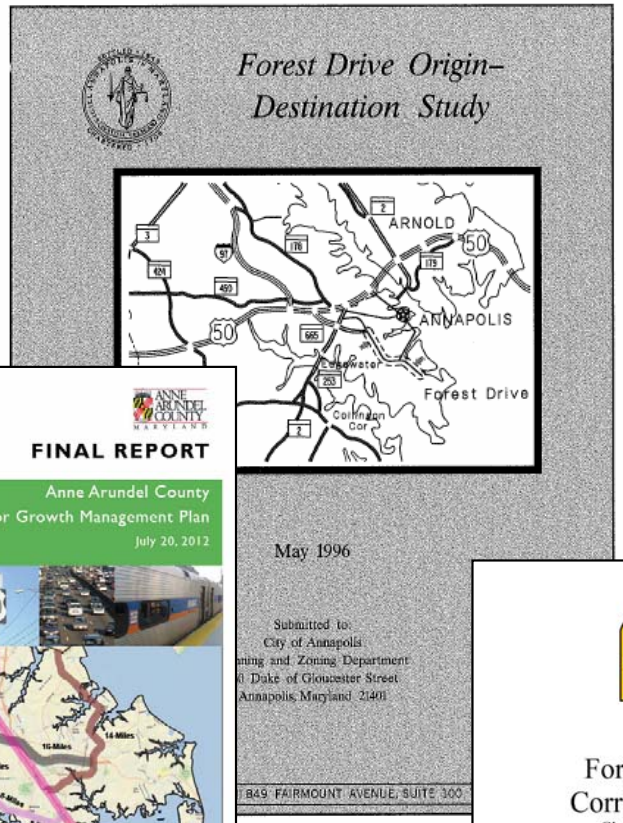
Aris T Allen Boulevard
980 Bay Ridge Road
6 min
3.3 miles
Annapolis
Parole
Bestgate Rd
Jennifer Rd
Navy-Marine Corps
Memorial Stadium
Admiral Dr
Taylor Ave
Severn River
NAVAL
ACADEMY
Annapolis
Spa Rd
Hilltop Ln
Tyler Ave
Bay Ridge Ave
Edgewood Rd
Carrollton Rd
Bay Ridge Rd
Quiet
Waters Park
Hillsmere
Shores
South River
Farragut Rd
River Dr
E Lake Dr
Kinkaid Rd
Alder Rd
Bullard Blvd
W Rd
ovans Pier

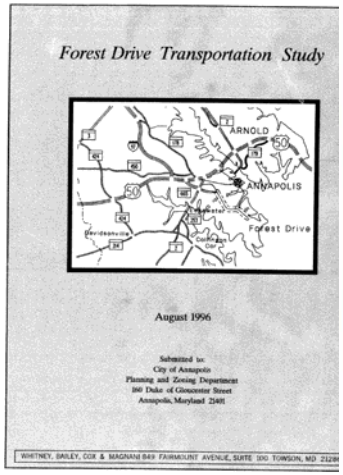
Background

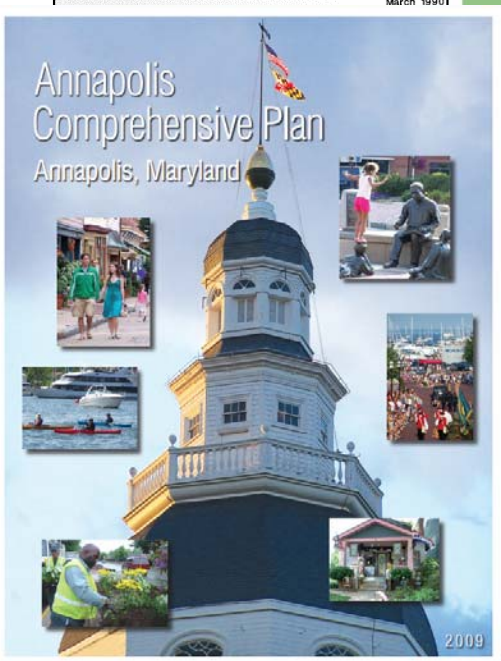
"Forest Drive" refers to a corridor approximately 3.5 miles long, including stretches of Aris T. Allen Boulevard, Forest Drive, and Bay Ridge Road inside the City of Annapolis jurisdictional limits (see map below). This corridor contains two of the four "Opportunity Areas" identified in the 2009 *Comprehensive Plan*, all of which were so designated because of the potential for additional mixed commercial and residential development.

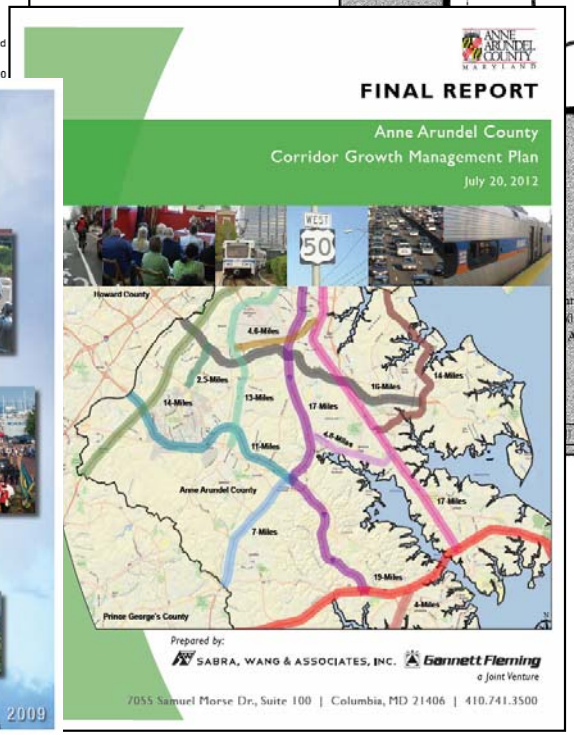
Previous Studies

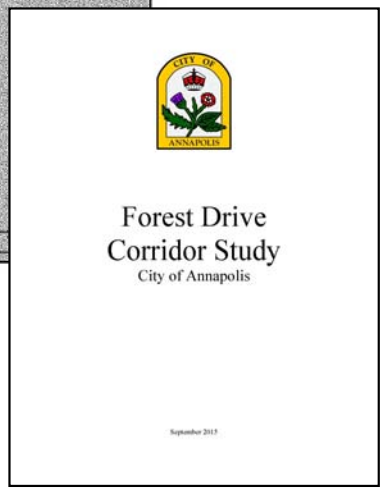










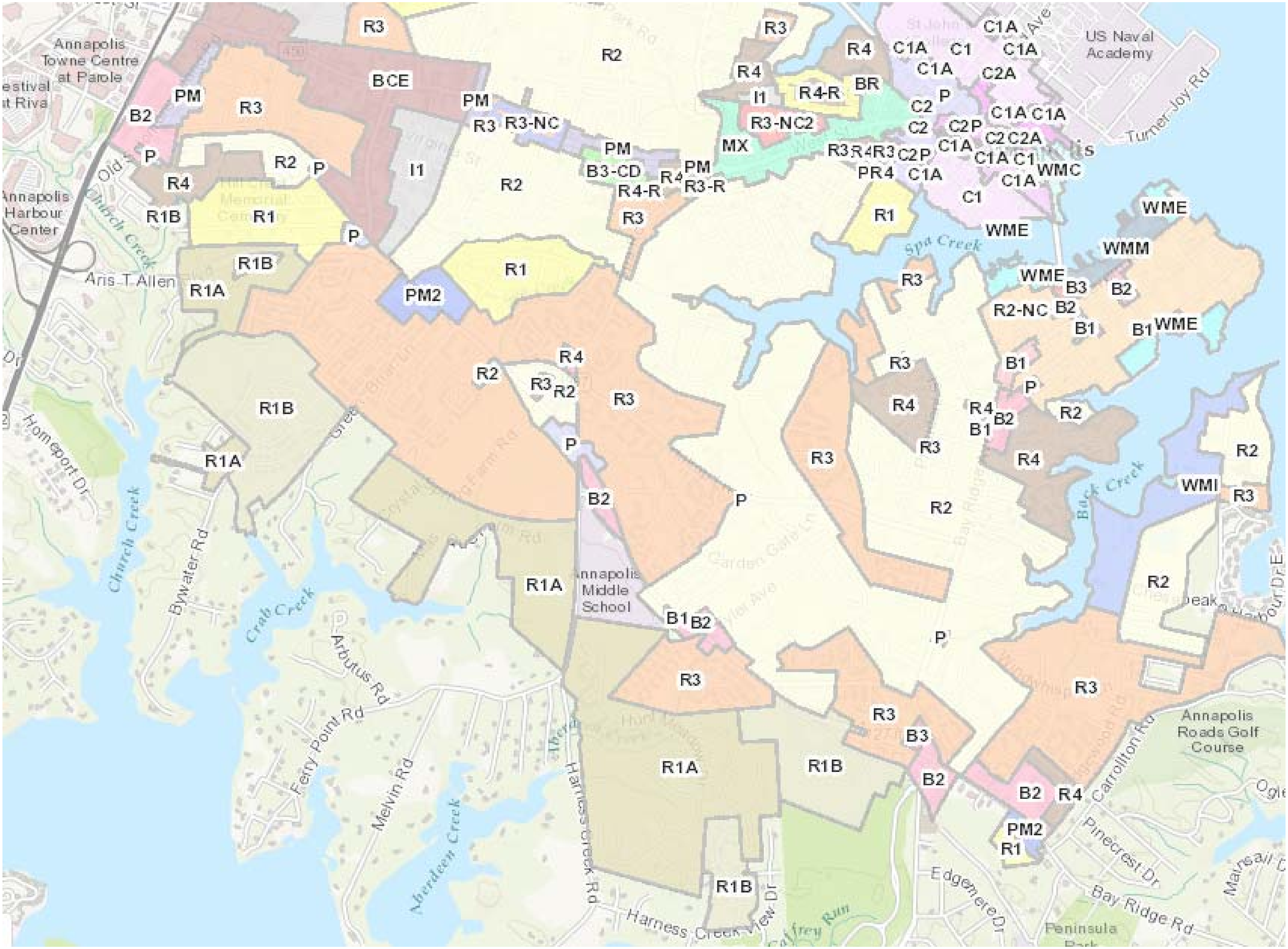


Forest Drive Opportunity Area

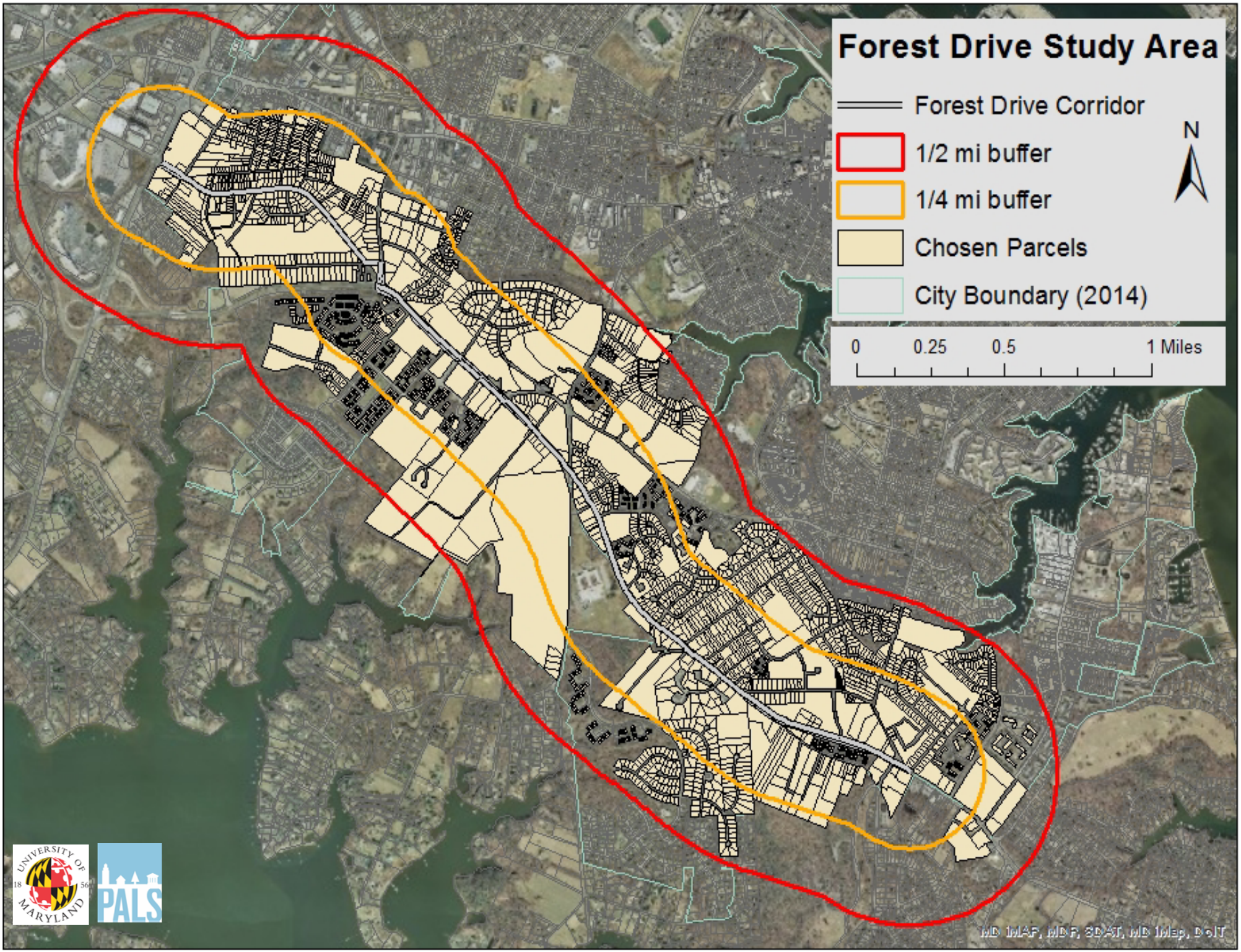
Bay Ridge Opportunity Area

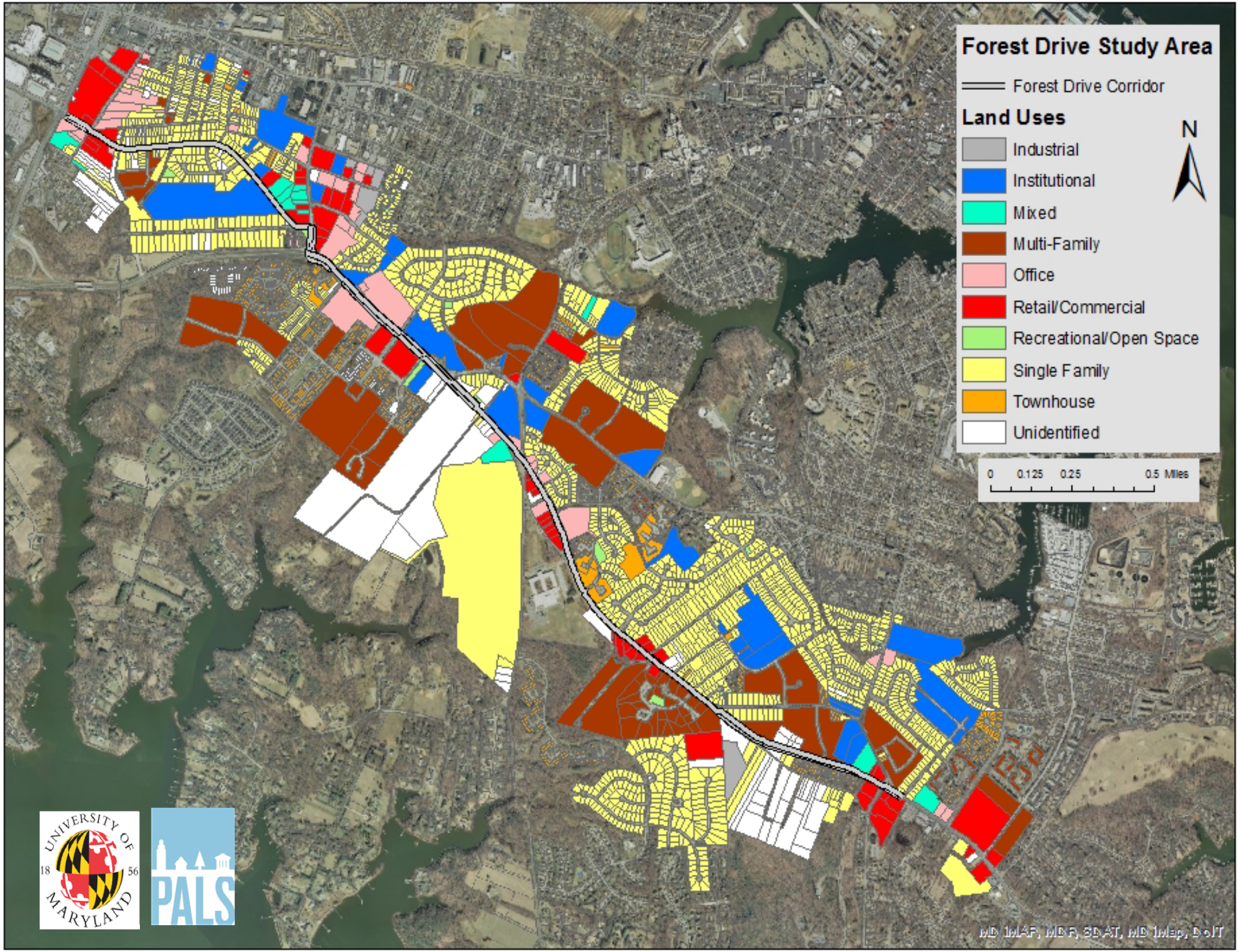
Objectives

The objectives of this study are to produce a strategy for modernizing this corridor, both in terms of zoning and in terms of design. Zoning should be examined to enhance and simplify the existing zones, especially around the existing commercial nodes. The study should examine the nodes to determine what zoning and/or design guidelines should be incorporated in order to establish these nodes as a more distinctive and identifiable place.

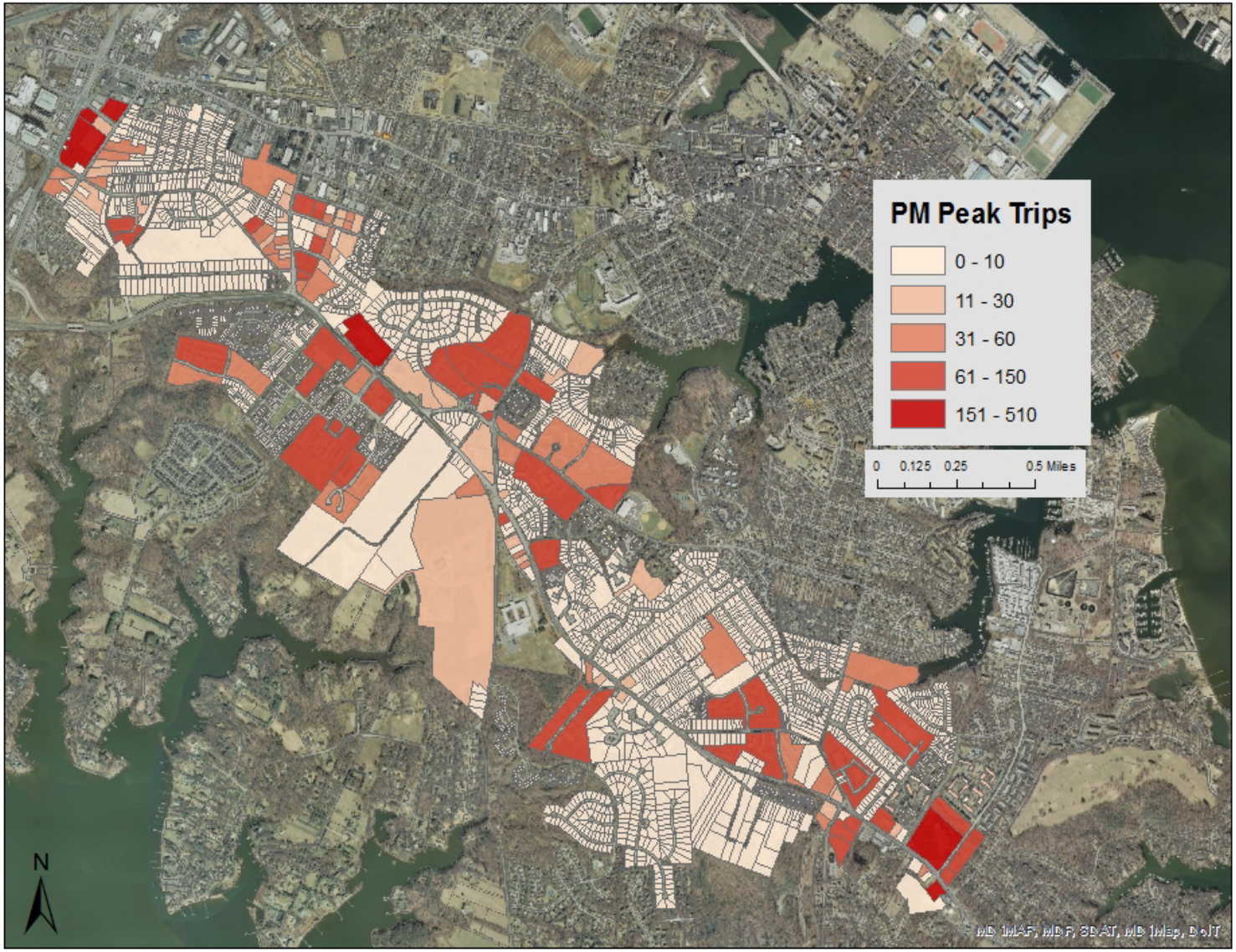

Annapolis Towne Centre at Parole
Annapolis Harbour Center
Aris T Allen
US Naval Academy
Turner Joy Rd
Spa Creek
Back Creek
Church Creek
Crab Creek
Aberdeen Creek
Annapolis Middle School
Annapolis Roads Golf Course
Peninsula Park
Homeport Dr
Bywater Rd
Arbutus Rd
Ferry Point Rd
Melvin Rd
Harness Creek Rd
Harness Creek View Dr
Edgemere Dr
Bay Ridge Rd
Pinecrest Dr
Carrollton Rd
Chesapeake
R3
R2
R4
BCE
PM
B2
R3-NC
R4-R
BR
I1
R3-NC2
MX
B3-CD
R3-R
C1A
C1
C2A
C2
C2P
P
WMC
WME
WMM
WMI
R1
R1A
R1B
PM2
R2-NC
B1
B3

Building on PALS Work

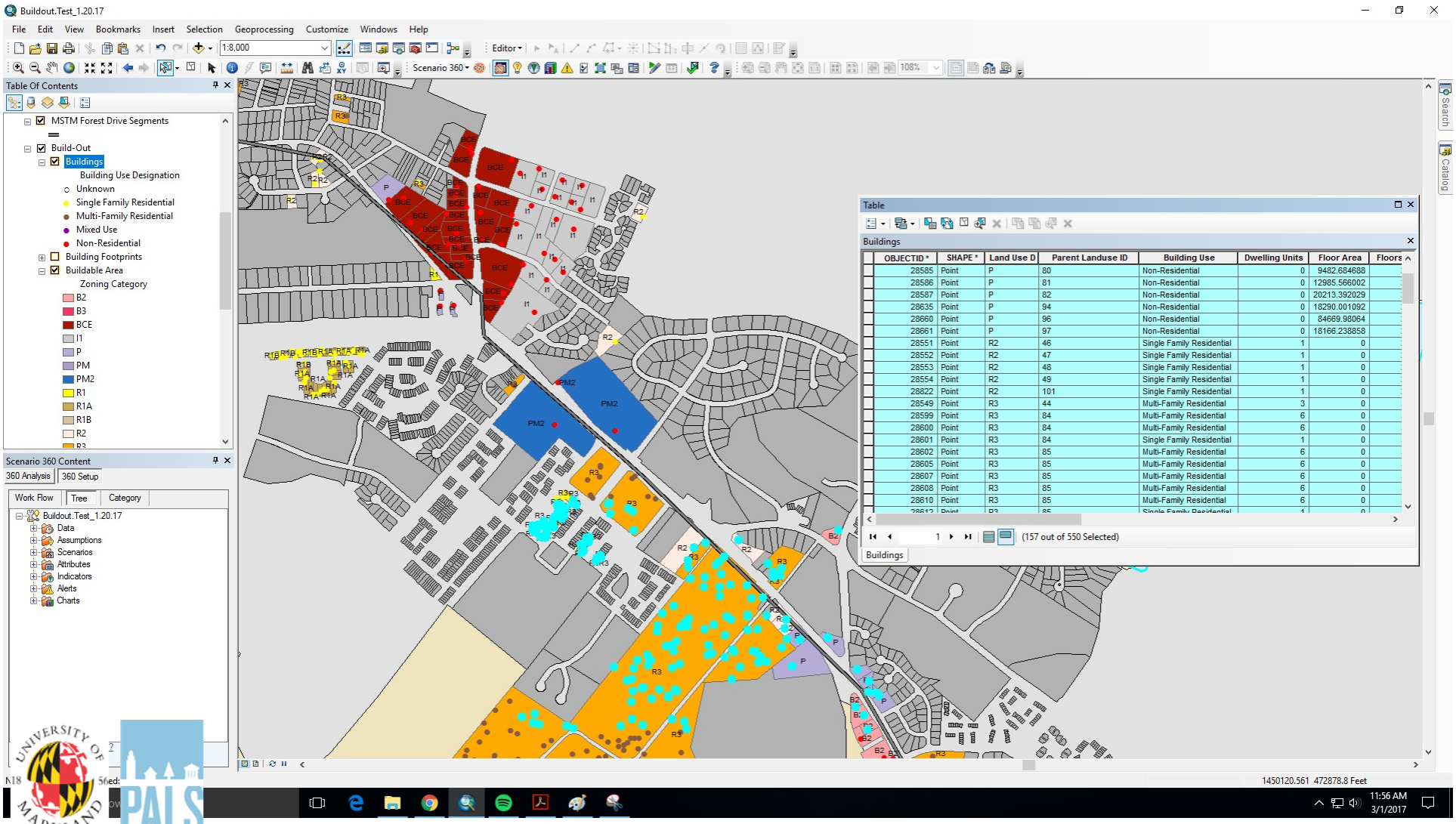

Forest Drive Study Area
Forest Drive Corridor
1/2 mi buffer
1/4 mi buffer
Chosen Parcels
City Boundary (2014)
N
0
0.25
0.5
1 Miles
MD IMAP, MDP, SDAT, MD IMap, DoIT


Forest Drive Study Area
Forest Drive Corridor
Land Uses
Industrial
Institutional
Mixed
Multi-Family
Office
Retail/Commercial
Recreational/Open Space
Single Family
Townhouse
Unidentified
N
0 0.125 0.25 0.5 Miles
UNIVERSITY OF MARYLAND
18 56
PALS
MD IMAP, MDP, SDAT, MD iMap, DoIT

Baseline Scenario PM Peak Trips

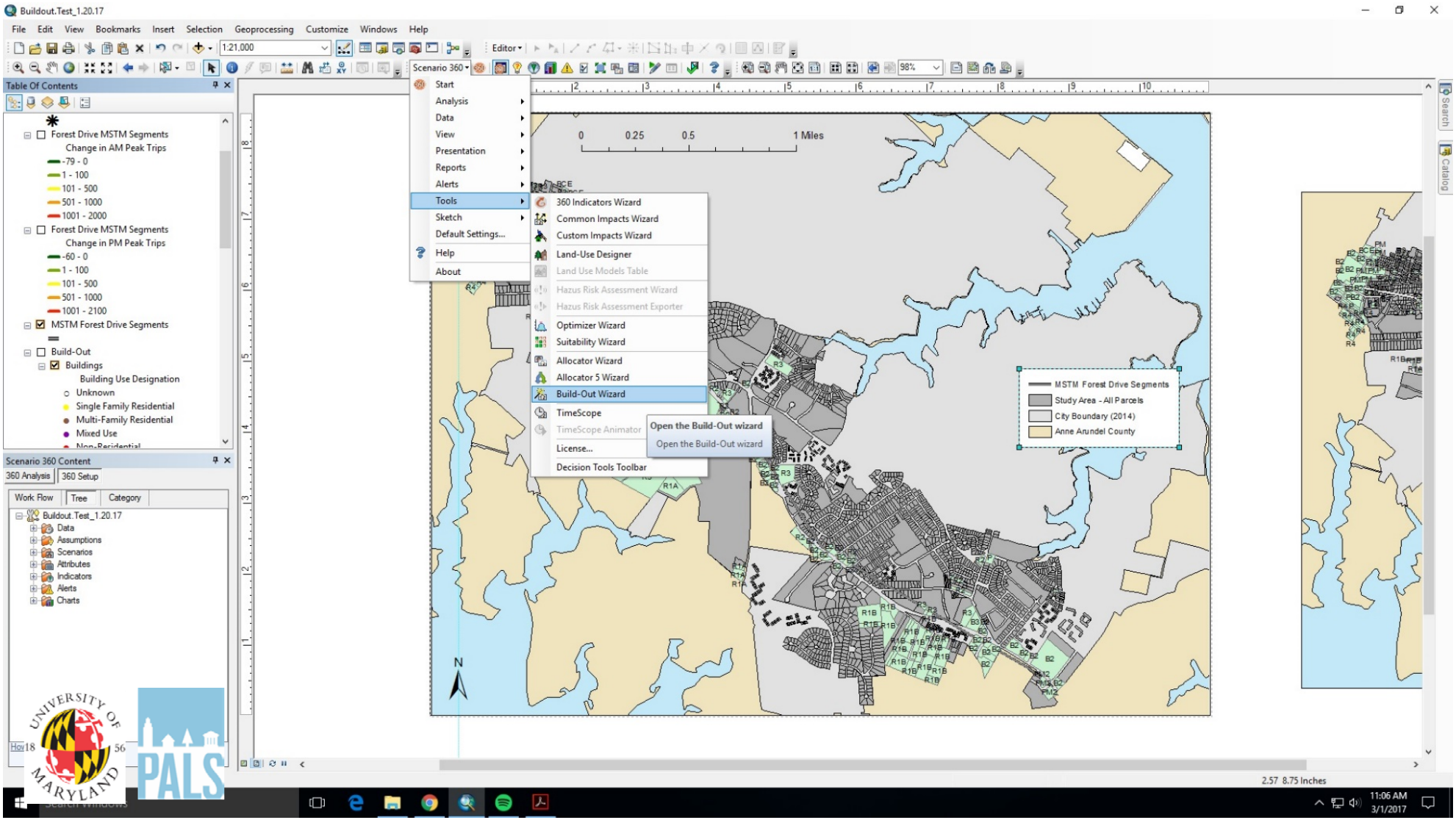


CommunityViz Build-Out Wizard



OBJECTID *	SHAPE *	Land Use D	Parent Landuse ID	Building Use	Dwelling Units	Floor Area	Floors
28585	Point	P	80	Non-Residential	0	9482.684688	
28586	Point	P	81	Non-Residential	0	12985.566002	
28587	Point	P	82	Non-Residential	0	20213.392029	
28635	Point	P	94	Non-Residential	0	18290.001092	
28660	Point	P	96	Non-Residential	0	84669.98064	
28661	Point	P	97	Non-Residential	0	18166.238858	
28551	Point	R2	46	Single Family Residential	1	0	
28552	Point	R2	47	Single Family Residential	1	0	
28553	Point	R2	48	Single Family Residential	1	0	
28554	Point	R2	49	Single Family Residential	1	0	
28822	Point	R2	101	Single Family Residential	1	0	
28549	Point	R3	44	Multi-Family Residential	3	0	
28599	Point	R3	84	Multi-Family Residential	6	0	
28600	Point	R3	84	Multi-Family Residential	6	0	
28601	Point	R3	84	Single Family Residential	1	0	
28602	Point	R3	85	Multi-Family Residential	6	0	
28605	Point	R3	85	Multi-Family Residential	6	0	
28607	Point	R3	85	Multi-Family Residential	6	0	
28608	Point	R3	85	Multi-Family Residential	6	0	
28610	Point	R3	85	Multi-Family Residential	6	0	

CommunityViz Build-Out Wizard



Timeline

- March 2017: Sector study kickoff meeting
- Ongoing 2018: Surveys, social networking, other public outreach meetings and data collection
- Spring 2017: Interview stakeholders
- Fall 2017: Public meeting—Data gathering
- Spring 2018: Public meeting—Review draft, public discussion
- Late Spring 2018: Revise plan
- Early Summer 2018: Plan adoption process begins. Plan goes to Planning Commission and City Council for public hearings

Questions?

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