

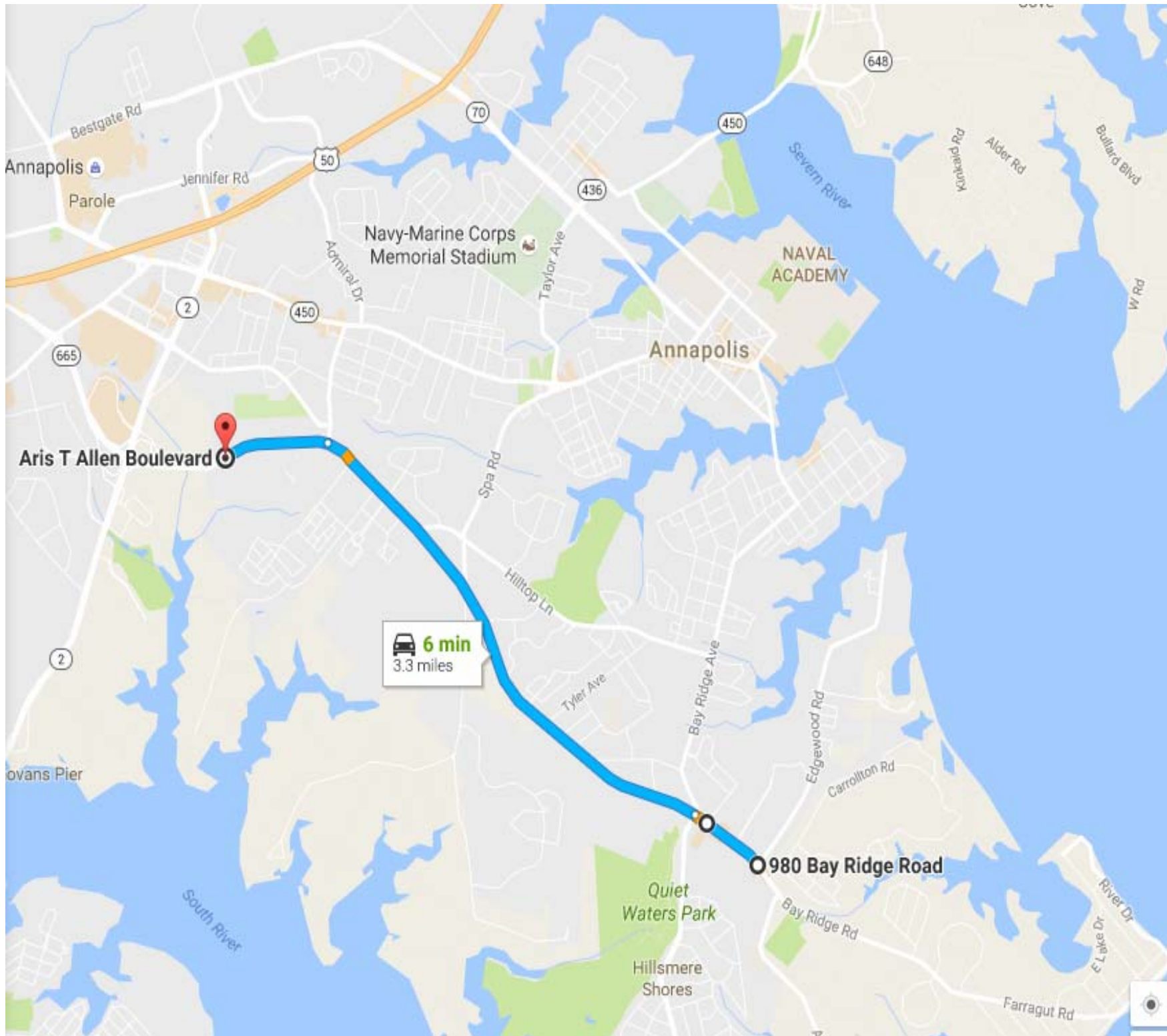
Forest Drive Sector Study

1. Purpose
2. Background
3. Objectives
4. Timeline



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.

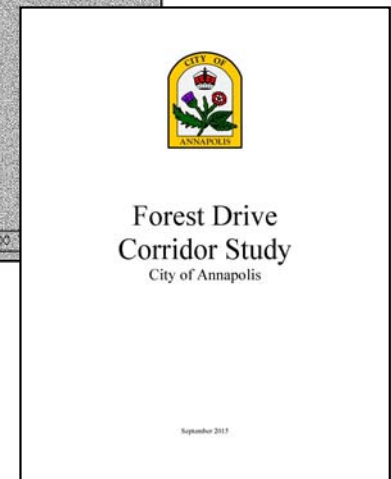
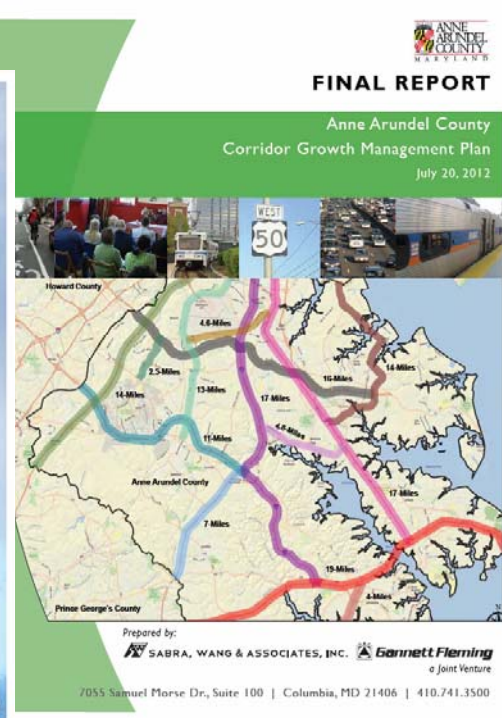
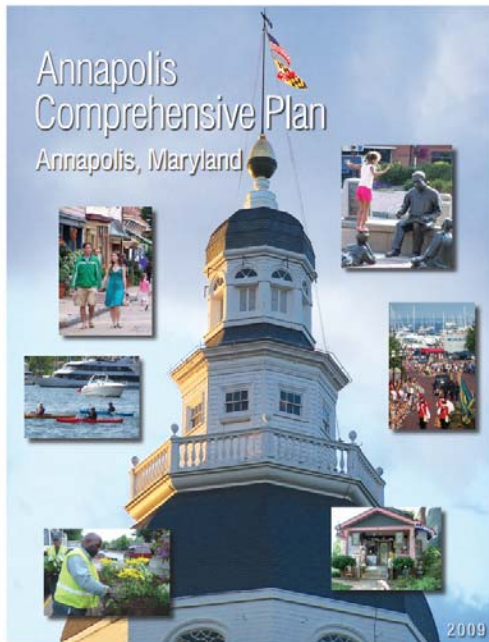
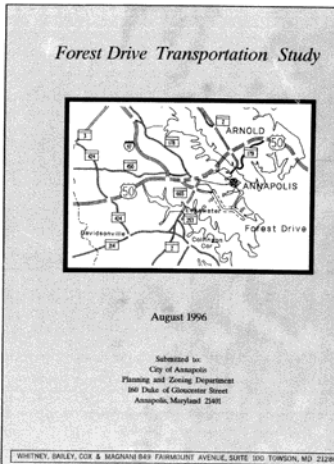
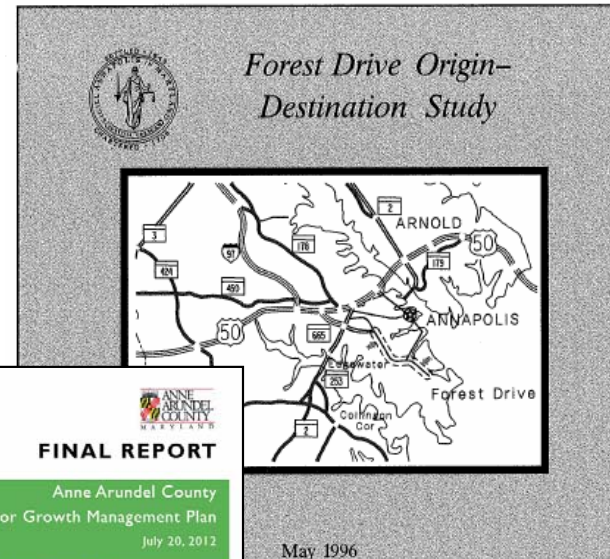
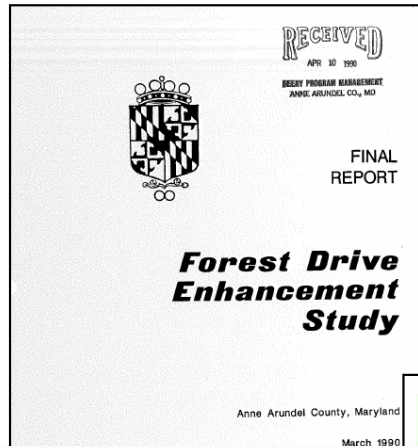




Background

“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.

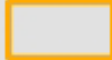
Building on PALS Work

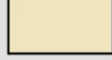



Forest Drive Study Area

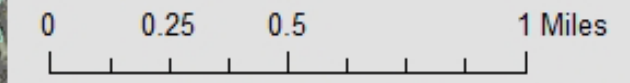
==== Forest Drive Corridor

 1/2 mi buffer

 1/4 mi buffer

 Chosen Parcels

 City Boundary (2014)



Forest Drive Study Area

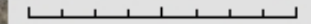
== Forest Drive Corridor

Land Uses

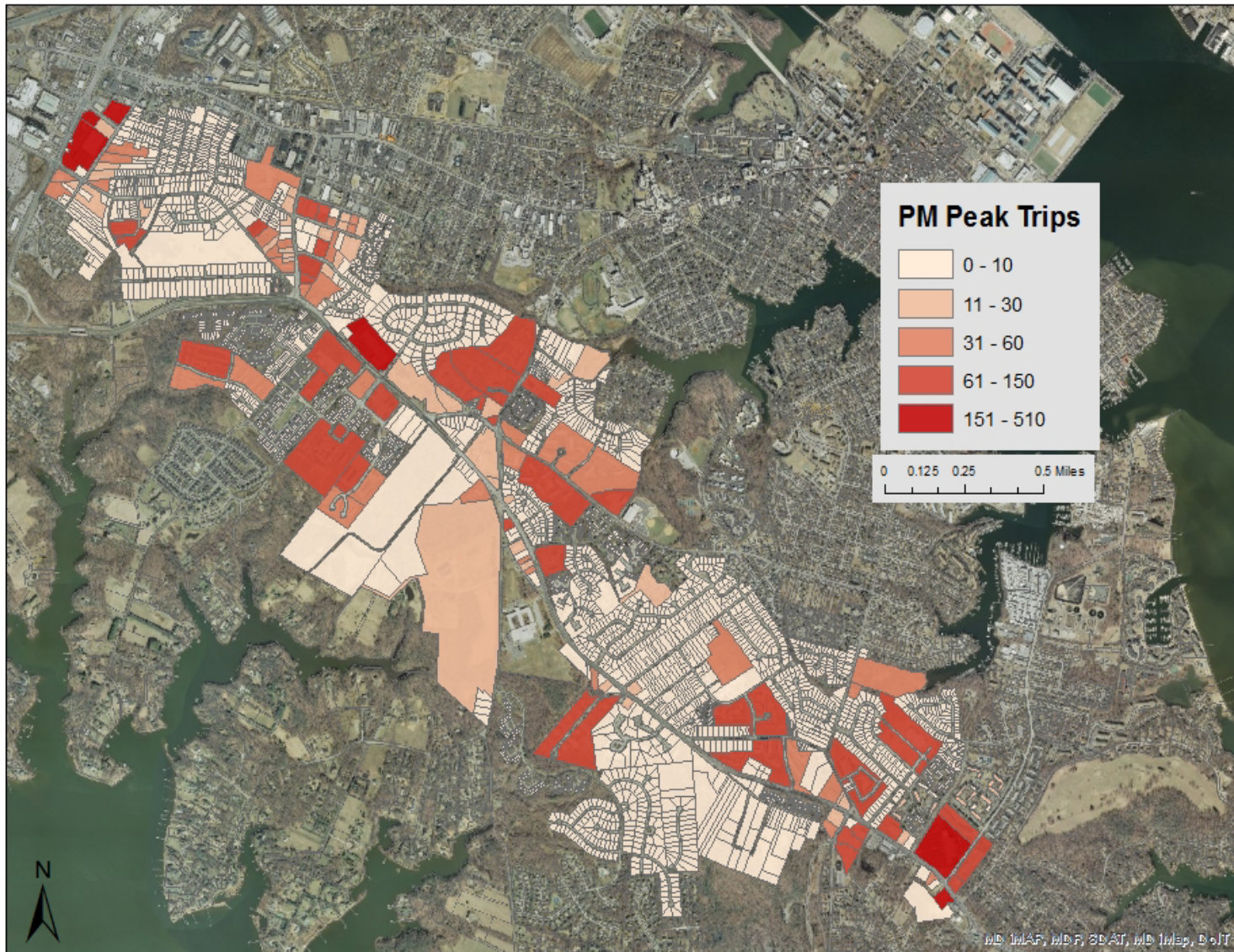
- Industrial
- Institutional
- Mixed
- Multi-Family
- Office
- Retail/Commercial
- Recreational/Open Space
- Single Family
- Townhouse
- Unidentified



0 0.125 0.25 0.5 Miles



Baseline Scenario PM Peak Trips



Community Viz Build-Out Wizard

The screenshot displays the 'Buildout_Test_1,20.17' software interface. The main map area shows a residential neighborhood with various colored zones: red (BCE), blue (PM2), yellow (R1), orange (R3), and purple (P). A 'Table' window is open, displaying a list of buildings with their attributes.

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	
76873	Point	R3	88	Single Family Residential	1	0	

Scenario 360 Content
360 Analysis | 360 Setup

Work Flow | Tree | Category

- Buildout_Test_1,20.17
 - Data
 - Assumptions
 - Scenarios
 - Attributes
 - Indicators
 - Alerts
 - Charts

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1450120.561 472878.8 Feet
11:56 AM
3/1/2017

CommunityViz Build-Out Wizard

Buildout.Test_1.20.17

File Edit View Bookmarks Insert Selection Geoprocessing Customize Windows Help

1:21,000

Scenario 360

Table of Contents

- Forest Drive MSTM Segments
 - Change in AM Peak Trips
 - 79 - 0
 - 1 - 100
 - 101 - 500
 - 501 - 1000
 - 1001 - 2000
 - Change in PM Peak Trips
 - 60 - 0
 - 1 - 100
 - 101 - 500
 - 501 - 1000
 - 1001 - 2100
- MSTM Forest Drive Segments
- Build-Out
 - Buildings
 - Building Use Designation
 - Unknown
 - Single Family Residential
 - Multi-Family Residential
 - Mixed Use
 - Non-Residential

Scenario 360 Content

360 Analysis | 360 Setup

Work Flow Tree Category

- Buildout.Test_1.20.17
 - Data
 - Assumptions
 - Scenarios
 - Attributes
 - Indicators
 - Alerts
 - Charts

Tools

- 360 Indicators Wizard
- Common Impacts Wizard
- Custom Impacts Wizard
- Land-Use Designer
- Land Use Models Table
- Hazus Risk Assessment Wizard
- Hazus Risk Assessment Exporter
- Optimizer Wizard
- Suitability Wizard
- Allocator Wizard
- Allocator 5 Wizard
- Build-Out Wizard**
- TimeScope
- TimeScope Animator
- License...
- Decision Tools Toolbar

Open the Build-Out wizard

Open the Build-Out wizard

MSTM Forest Drive Segments

Study Area - All Parcels

City Boundary (2014)

Anne Arundel County

2.57 8.75 Inches

11:05 AM 3/1/2017

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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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snash@annapolis.gov