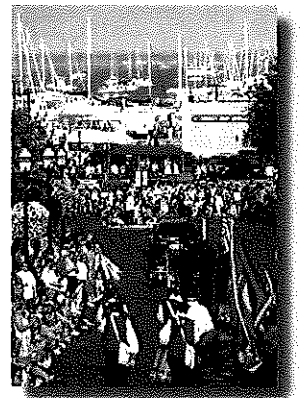
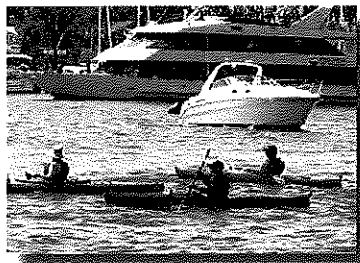
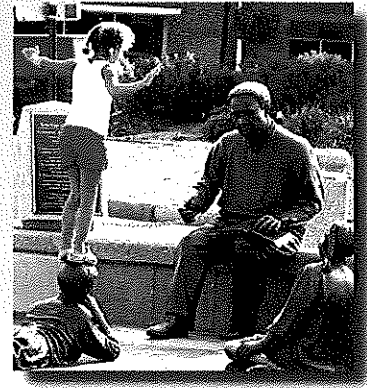


# Annapolis Comprehensive Plan

Annapolis, Maryland



2009

### Development Capacity and Planned Opportunity Areas

Four Opportunity Areas are proposed, and recommendations for land use and density are provided in Ch. 3 – *Land Use & Economic Development*. Chapter 3 also recommends that detailed master plans be prepared for each Opportunity Area with the participation and input of nearby residents and property owners, and that planning and development in each Opportunity Area be guided by the Character Types documented in that chapter. Combined, the four Opportunity Areas could accommodate up to 1,770 new residential units and 604,000 square feet of net new commercial space. This projection should not be construed as a recommended development maximum or minimum, but rather as an attempt to anticipate a build-out scenario. Chapter 9 – *Water Resources* shows that sufficient public water and sewer resources are available to support this growth projection.

Figure 5.4 provides guidance on the distribution of forecast households among the Opportunity Areas. The land use-based projection assumes a maximum build-out scenario, ie. making the assumption that the opportunity areas redevelop to the full extent and at the maximum density. This chapter must be read in conjunction with chapter 3, which states a policy that all growth in opportunity areas must blend with adjacent communities. In many ways this Plan requires growth in opportunity areas to be modulated and moderated in ways consistent with the goal of preserving, protecting, and enhancing communities, eg. via attention to site design, aesthetics, bulk and mass of buildings, views, sunlight, and traffic management. Figure 5.4 also shows the number of units that may be constructed on currently available vacant parcels.

Figure 5-4 Distribution of 2030 Household Forecast

Location	Potential New Housing Units	Share of 2030 Growth
<i>Opportunity Area</i>		
West Annapolis	109	6%
Bay Ridge	69	4%
Forest Drive	139	8%
Outer West Street	1439	78%
<b>Subtotal</b>	<b>1756</b>	<b>95%</b>
<i>Vacant Parcels</i>	94	5%
<b>Total</b>	<b>1850</b>	<b>100%</b>

Each of the Opportunity Areas has a commercial base and the Plan proposes that each remain mainly commercial while transitioning to a mix of uses, with residential development allowed. In this regard, the Plan proposes that each Opportunity Area meet only a share of the City's residential needs through 2030 but that each area in fact contribute to, and through mixed use development (or redevelopment) help achieve the essential land use, transportation, and environmental goals of this Comprehensive Plan. The estimates of future housing units and commercial space shown below should guide the City as it conducts master planning for the Opportunity Areas with the participation of local residents and property owners.

- ▶ **Outer West Street Opportunity Area:** This expansive area is mostly developed in auto-oriented commercial and light industrial uses. It contains about 2,500,000 square feet of non-residential space and nearly 400 housing units. As direction to future master planning, this Plan anticipates that new mixed-use development could yield 1.1 million square feet of commercial space, of which 350,000 square feet would be a net increase, and about 1,440 housing units.
- ▶ **West Annapolis Opportunity Area:** This area is mainly commercial with little residential use. It now contains nearly 500,000 square feet of non-residential space. As direction to future master planning, this Plan anticipates that new mixed use development could yield 135,000 square feet of commercial space, of which 10,000 square feet would be a net increase, and about 110 housing units.
- ▶ **Bay Ridge Opportunity Area:** This area is mainly commercial with up to 80,000 square feet of non-residential space currently and little residential use. As direction to future master planning, this Plan anticipates that new mixed use development could yield 90,000 square feet of commercial space, of which 80,000 square feet would be a net increase, and about 70 housing units.
- ▶ **Forest Drive Opportunity Area:** This area is largely undeveloped now but does contain about 82,000 square feet of commercial space with frontage on Forest Drive and little residential use. As direction to future master planning, this Plan anticipates that new mixed use development could yield 167,000 square feet of commercial space, of which 162,000 square feet would be a net increase, and about 140 housing units.

## Annexation Areas

This Plan provides for the expansion of City limits in two areas, shown on Figures 5.6 and 5.7. These areas are labeled Growth Area “A” and Growth Area “B.” A third area is potentially subject to annexation in order to complete road improvements in the Forest Drive corridor.

Figure 5-5 Future Annexation Areas

Future Annexation Areas				
Annexation Areas	Acres	Current Land Use	Recommended Land Use	Sensitive Areas Present (Yes/No)
<b>Growth Area “A”</b> <i>Part of the Outer West Street Opportunity Area &amp; along the City's western edge</i>	90	Highway Commercial & Residential & Open Space	Urban Center: Mix Residential and Commercial & Residential & Open Space	Yes
<b>Growth Area “B”</b> <i>Part of the Bay Ridge Opportunity Area</i>	16	Highway Commercial	Urban Center Low: Mix Residential and Commercial	No

### Growth Area “A” (part of the planned Outer West Opportunity Area).

This Comprehensive Plan envisions the redevelopment of the Outer West Street corridor from roughly MD Route 2 to just past Chinguapin Round Road. The northern portion of Growth Area “A” (Figure 5-6) is composed of several parcels currently in commercial use along MD Route 2 which could be developed into a unified pattern with the rest of the Opportunity Area. This Plan recommends that the northern portion of the Growth Area be redeveloped following the principles of the Urban Center character type (See Ch. 3 - *Land Use & Economic Development*). The southern portion of Growth Area “A” extends the city boundary westward to encompass land east of MD Route 2 and north of Aris T Allen Boulevard/MD 665. These parcels are in commercial use along Route 2, comprise a small residential area to the rear of the commercial uses, and encompass a wooded area and ravine between the residential area and Annapolis neighborhoods further east. These parcels are included in the Growth Area for the purpose of establishing a logical boundary at the City's western edge and contributing to the successful transformation of the Outer West Street Opportunity Area.

The parcels comprising Growth Area “A” are therefore eligible for annexation. The Plan anticipates that Growth Area “A” could accommodate approximately 270 residential units and approximately 100,000 square feet of new commercial uses. The wooded area in the southern portion of the Growth Area is in the upper reaches of Church Creek and is of environmental significance to Church Creek. This area should be preserved as open space.

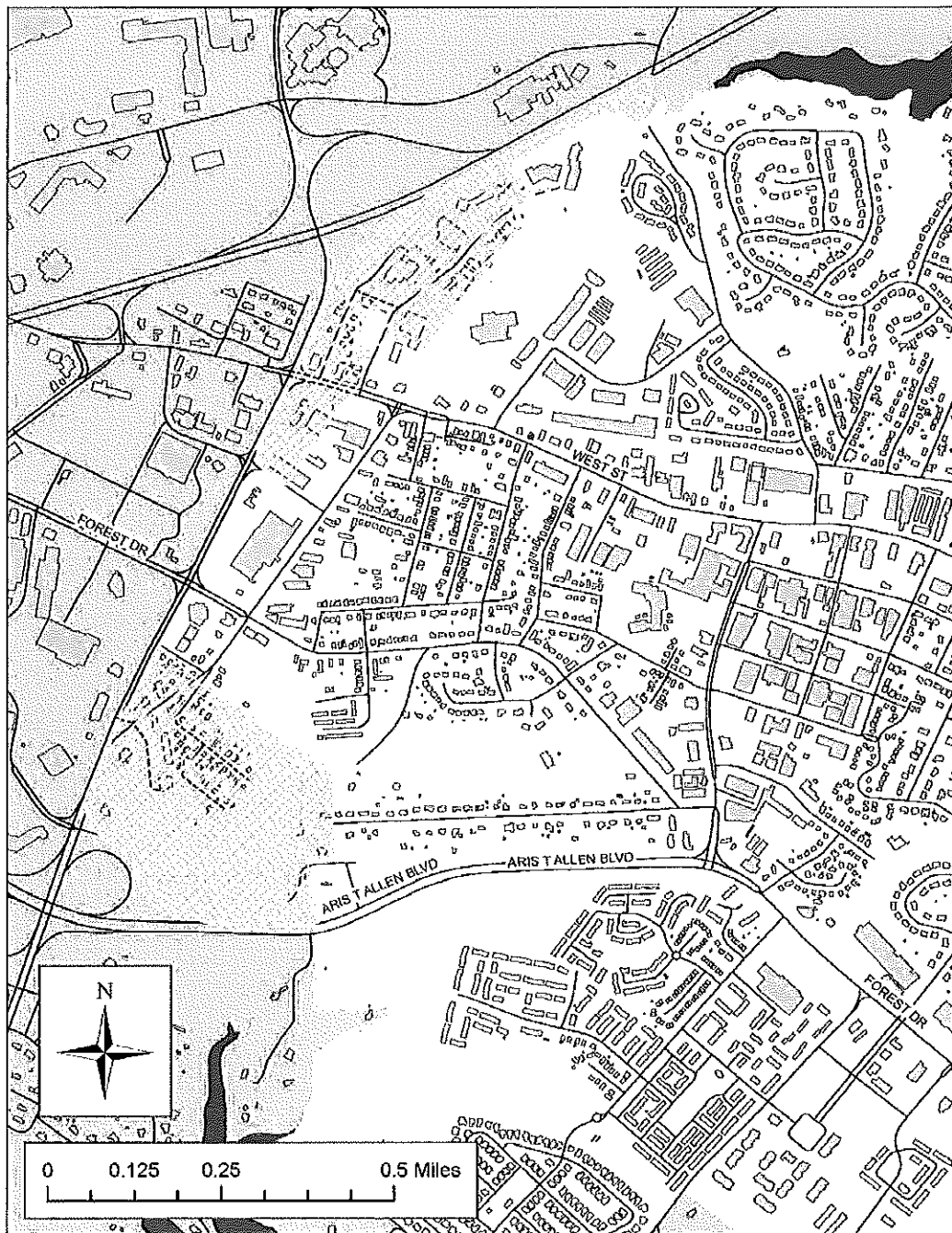


Figure 5-6 Growth Area A – Part of the Planned Outer West Opportunity Area Map

**Growth Area “B” (part of the Bay Ridge Opportunity Area).**

As shown on Figure 5.7, this area covers the existing commercial sites located between Old Annapolis Road and Bay Ridge Road. This area is eligible for annexation. Its annexation to the City would close a gap in the City-County boundary along Bay Ridge Road and promote the unified re-development of the Opportunity Area, about half of which is within the present City limits.

The Plan recommends that Growth Area “B” be developed with both commercial and residential uses according to the principles of the Urban Center Low character type. The Plan anticipates that Growth Area “B” could accommodate 50 housing units and approximately 40,000 square feet of new commercial uses. No environmentally sensitive areas are present in the Growth Area.

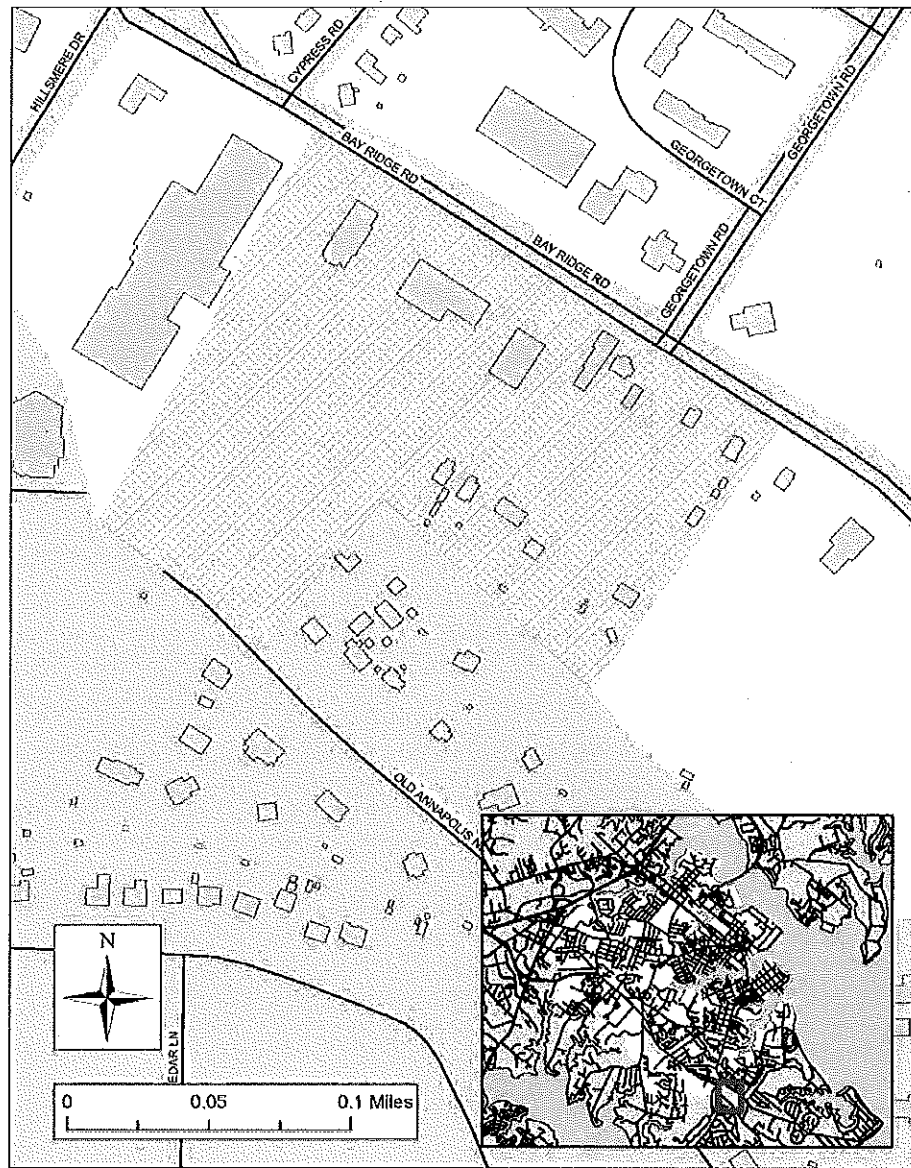


Figure 5-7 Growth Area B – Part of the Bay Ridge Opportunity Area Map

Development of the annexation areas may be expected to impact community facilities and services to some extent. However, this impact is minor as indicated below. Figure 5.8 provides information on the potential public water and sewer demands for the two annexation areas, and this topic is treated in more detail in Ch. 9 – *Water Resources*. Important to consider in this regard is that both areas are presently in commercial use, so any estimate of impact to water and sewer is likely to be overstated.

Figure 5-8 Impact on Water and Sewer Demand of Future Annexation Areas

Potential Water & Sewer Demand of Future Annexation Areas				
Annexation Areas	Estimated Dwelling Units	Estimated Commercial Space (sf)	Estimated New Water Demand (gpd)	Estimated New Sewer Demand (gpd)
<b>Growth Area "A"</b> <i>Part of the Outer West Street Opportunity Area</i>	270	100,000	Currently supplied by Qty	87,400 (area partially supplied by Qty sewer currently)
<b>Growth Area "B"</b> <i>Part of the Bay Ridge Opportunity Area</i>	50	40,000	Currently supplied by Qty	18,800

#### Additional Expansion Area

Improvements to the Forest Drive corridor, specifically completion of the Forest Drive Relief/Service Route, could warrant expansion of the city limits in a third area. However, there is more than one way that completion of the Relief Route could occur, and its exact alignment is subject to further study and evaluation. This is treated in more detail in Ch. 4 – *Transportation*.

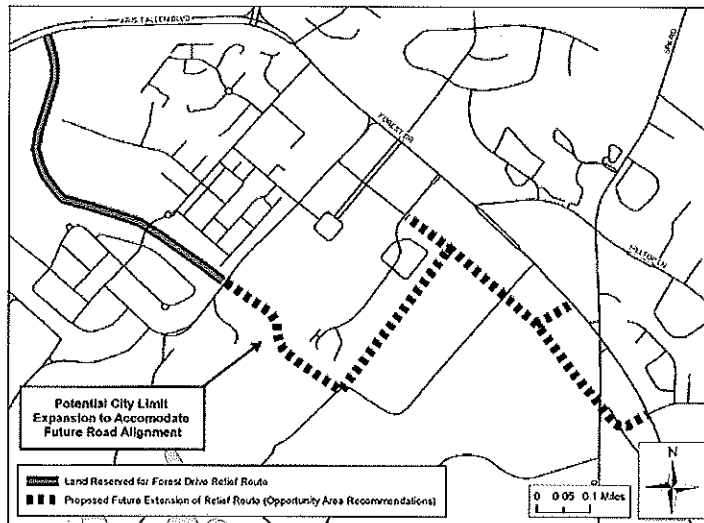


Figure 5-9 Potential City Limit Expansion Map