

Comprehensive Rezoning: Tyler Avenue Complete Community

Rules and City Government Committee

April 4, 2025

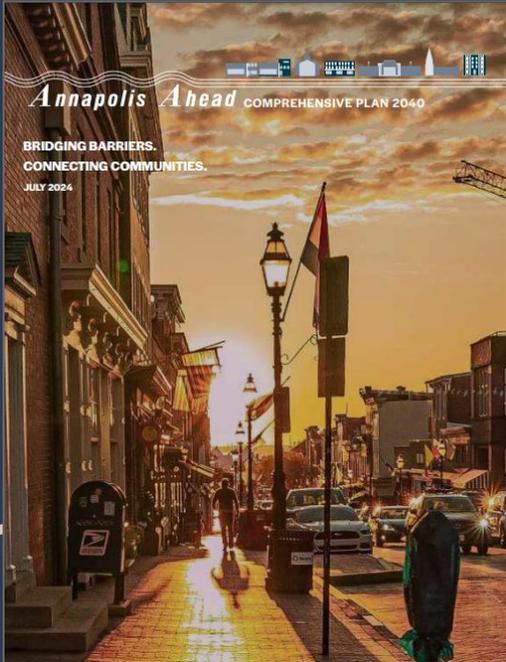


PRESENTATION AGENDA

1. Comprehensive Zoning Overview
2. Tyler Avenue Complete Community
 - a. Analysis Review
 - b. Public Outreach
 - c. Approach to Zoning Standards



Comprehensive Plan Priorities



- Housing Access for All
- Neighborhood Preservation
- Inclusive Economic Growth
- Sustainable Development
- Pedestrian, Bicycle, and Transit Connectivity
- Lower Carbon Footprint
- Prioritized Environmental Assets

(Pages 38-39, *Annapolis Ahead 2040*)

www.annapolisahead2040.com



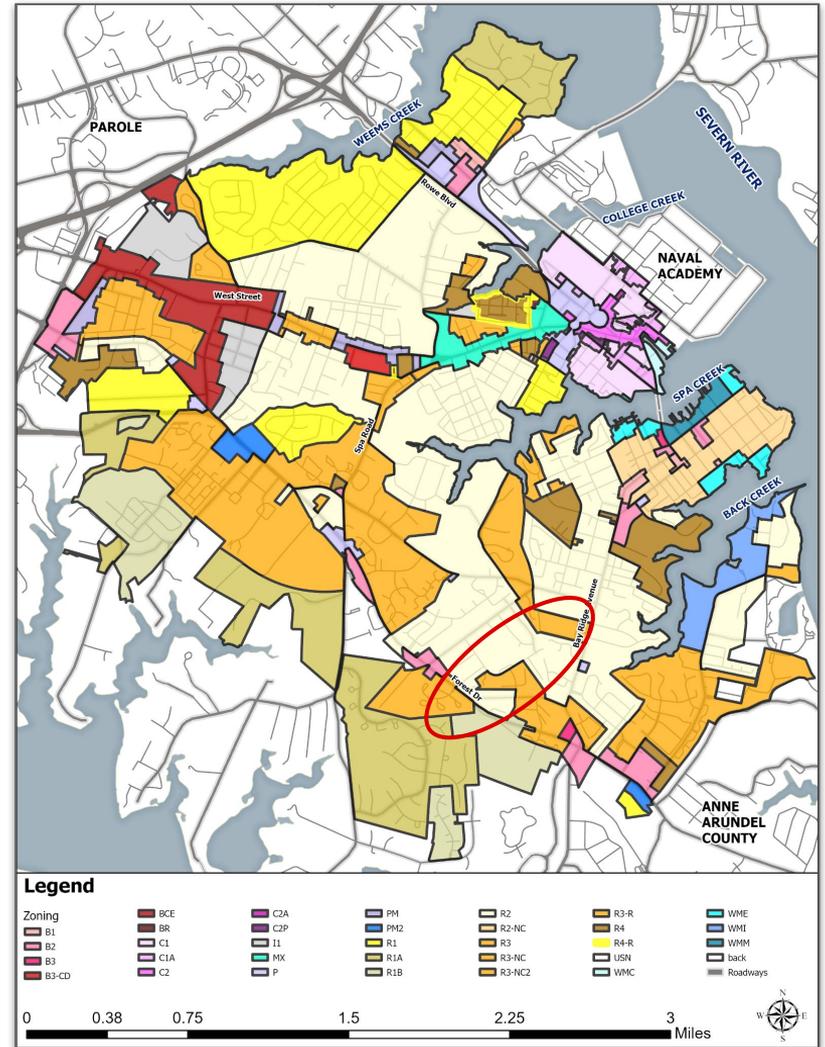
Comprehensive Rezoning

Bringing about better consistency between the Comprehensive Plan, the Zoning Map, and the Zoning Code.



Existing Zoning Districts

Currently, Annapolis has 31 different zoning districts!



Rezoning Approach

PHASE 1

Immediate Recommendations

Winter 2025 - Summer 2025

- Tyler Avenue Complete Community
- Planned Development text amendments

PHASE 2

Zoning District Consolidation

Winter 2025 - Spring 2026

- Recommendations for Zoning Map Updates
- Formal Analysis Report

PHASE 3

Form-Based Zoning Standards Mixed-Use

Winter 2026 - Winter 2027

- Recommendations for Mixed-Use Zoning Standards

PHASE 4

Form-Based Zoning Standards Residential

Spring 2027 - Spring 2028

- Recommendations for Residential Zoning Standards



Phase Process

Each Phase includes four components:

1. Analysis
2. Community Input
 - Stakeholder Meetings
 - Public Workshops
 - Surveys
3. Recommendations
4. City Council Legislation and Adoption



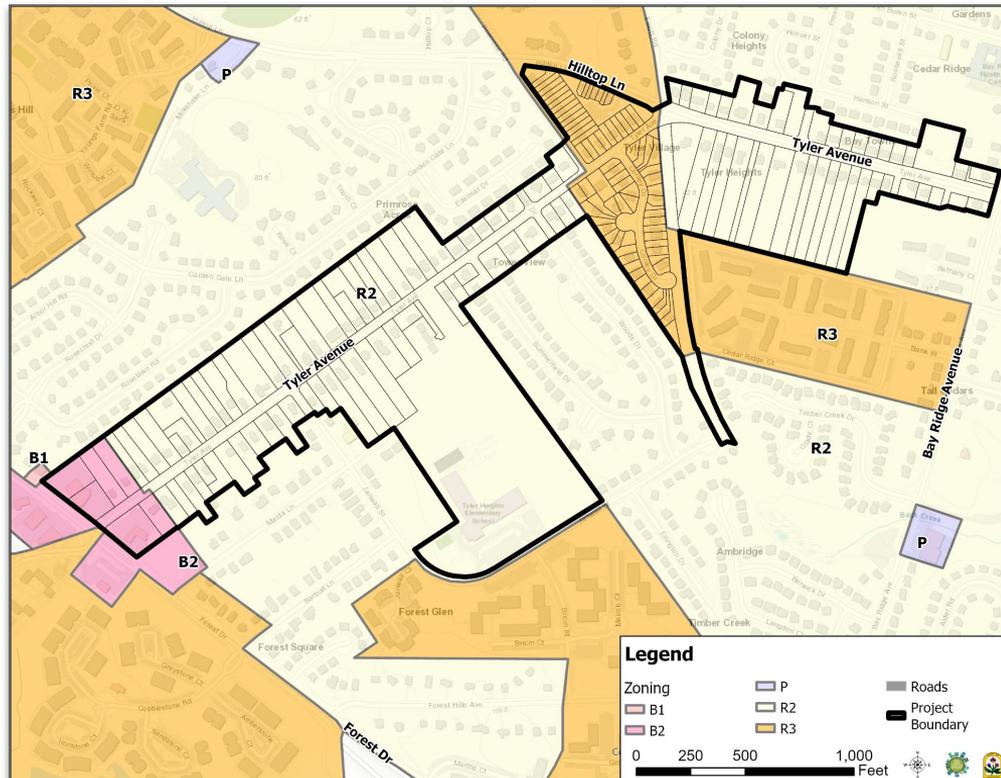
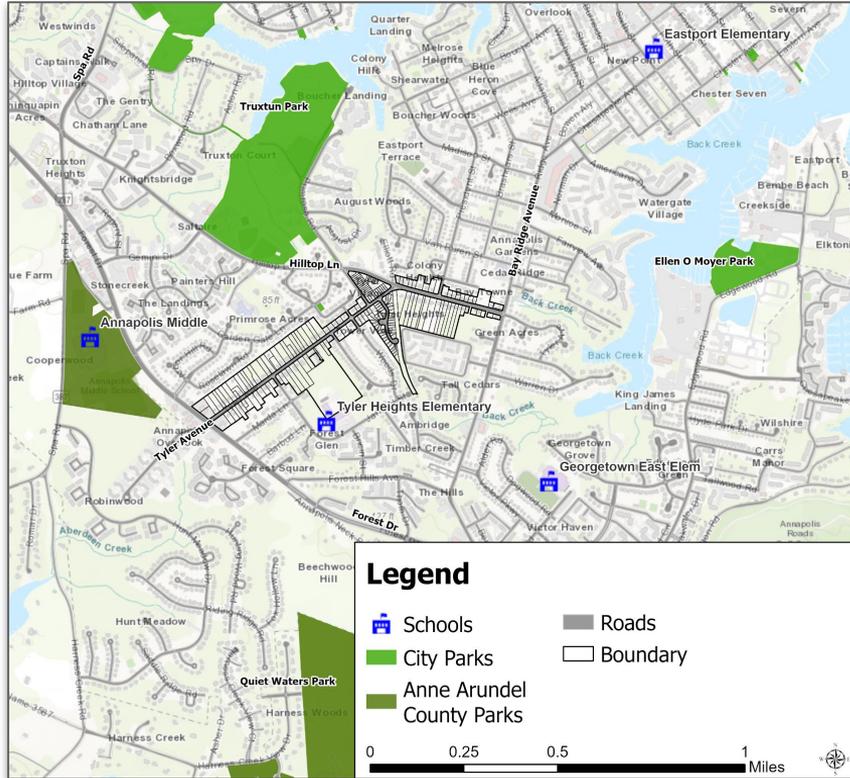


TYLER
AVENUE
COMPLETE
COMMUNITY

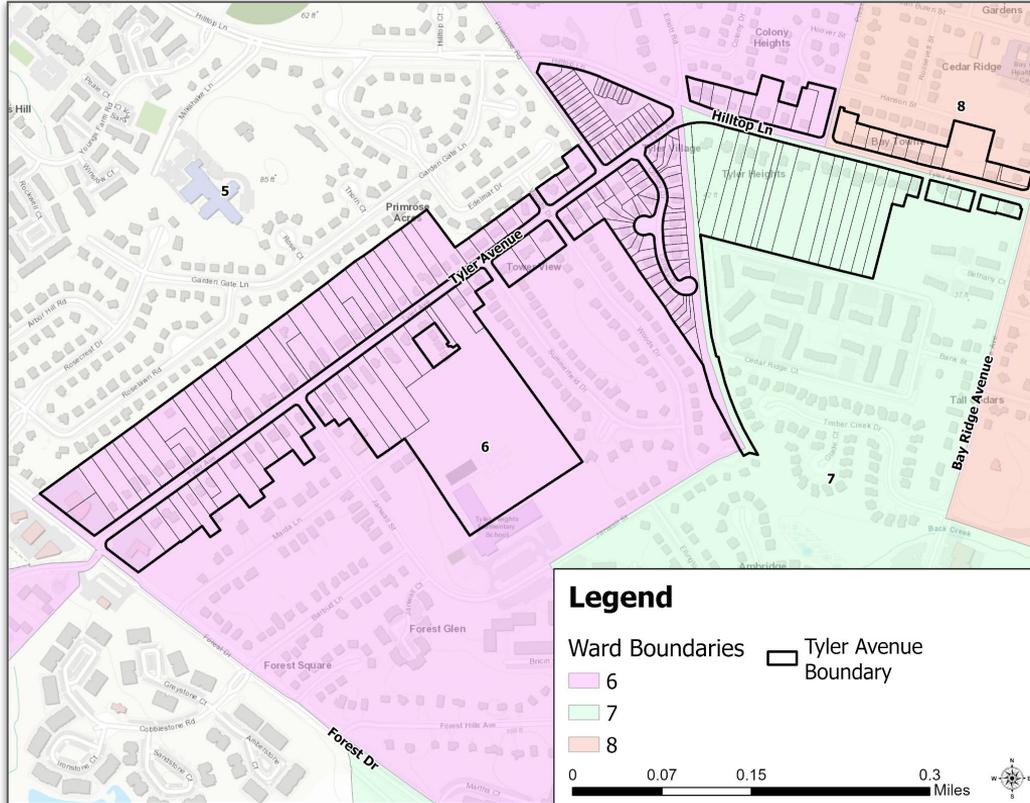
Analysis



Tyler Avenue Complete Community Overlay District Project Area

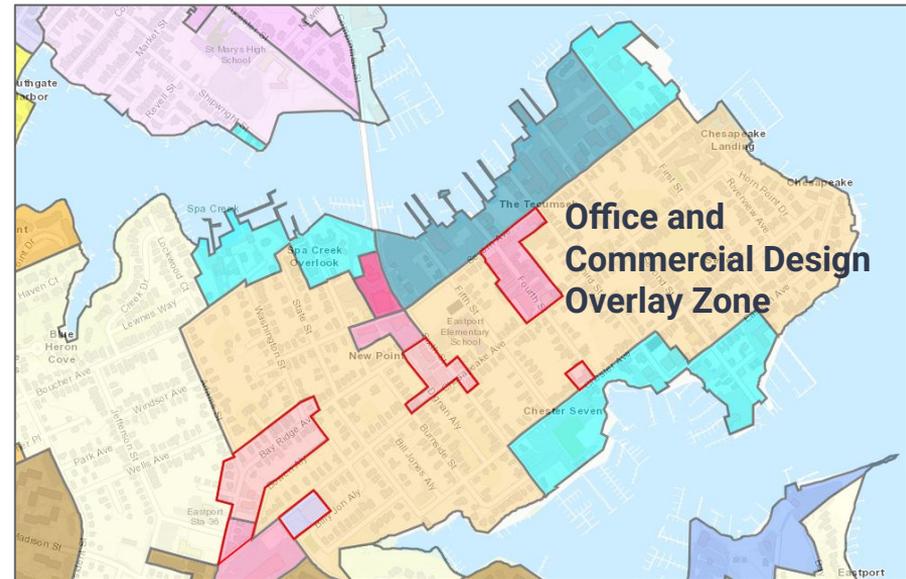
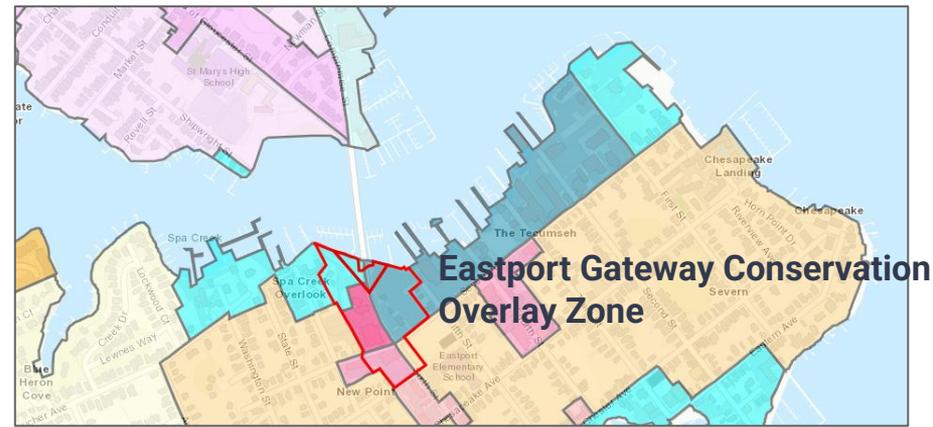


Tyler Avenue Wards

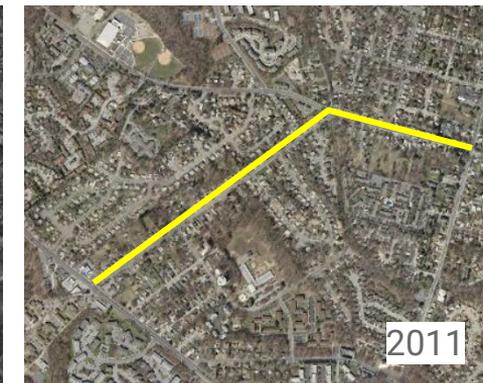
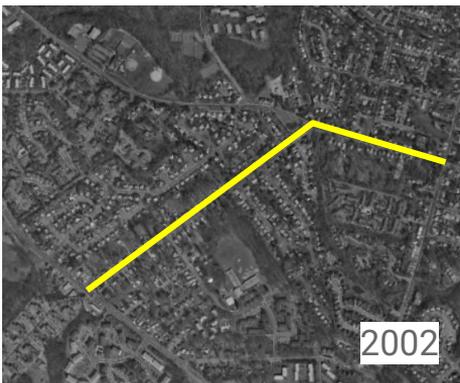
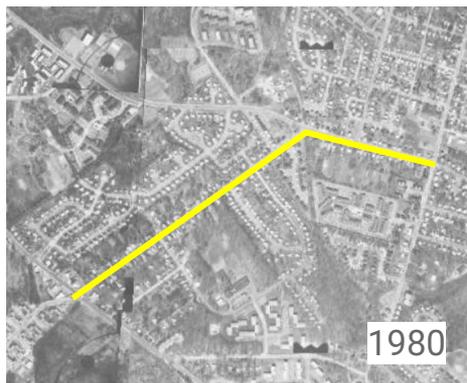
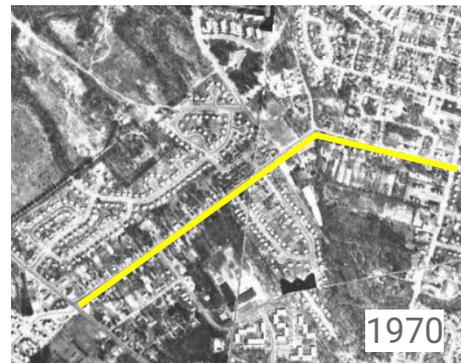
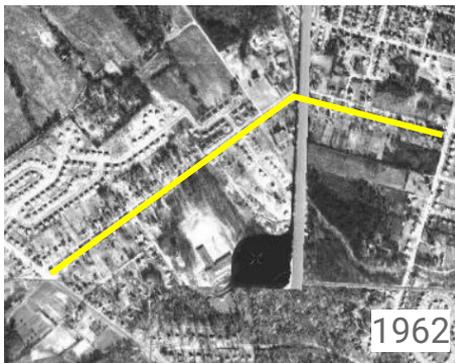
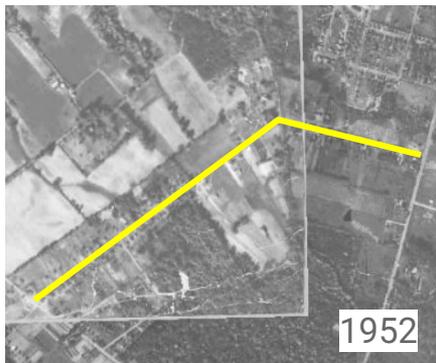
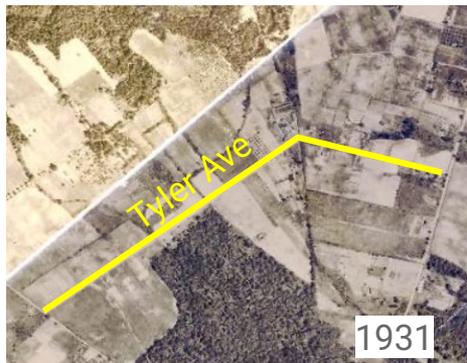


What is an Overlay District?

- A zoning tool to achieve specific development outcomes in a focused area
- A zoning district which augments the effectiveness of the base zoning district
- The overlay district includes additional development standards to better guide urban design



Neighborhood History



Neighborhood History

Bay Ridge Railroad

In 1885, the Annapolis and Bay Ridge Railroad company was founded. The first train to run through Bay Ridge in 1886 across what is currently Hilltop Lane and Tyler Avenue. The rail line ceased operation in 1904.



Residential Development

1952, aerial photos show the development of homes along Tyler Avenue extending from Forest Drive and commercial development at the corner of Tyler and Forest.



Residential Expansion

In 1970, the Robinwood public housing development was established across Forest Drive. Other residential communities are developed on the east and west sides of Tyler Ave to their existing capacity.



1885

1931

1952

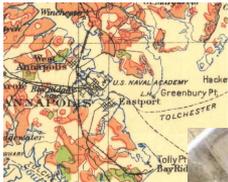
1962

1970

2021

Rural Farm Land

Early aerial photography of current-day Tyler Ave shows expansive farmland with a dirt road on Tyler Ave connecting to Forest Drive and Bay Ridge Road



Residential Expansion

In 1962 aerial photos residential development has expanded to Bay Ridge Avenue and Tyler Heights Elementary School was established.



Tyler Heights Elementary

Tyler Heights Elementary underwent many phases of expansion including temporary classrooms from 2007 to 2017. In 2017 construction began on a permanent school expansion. Construction was completed in 2021.

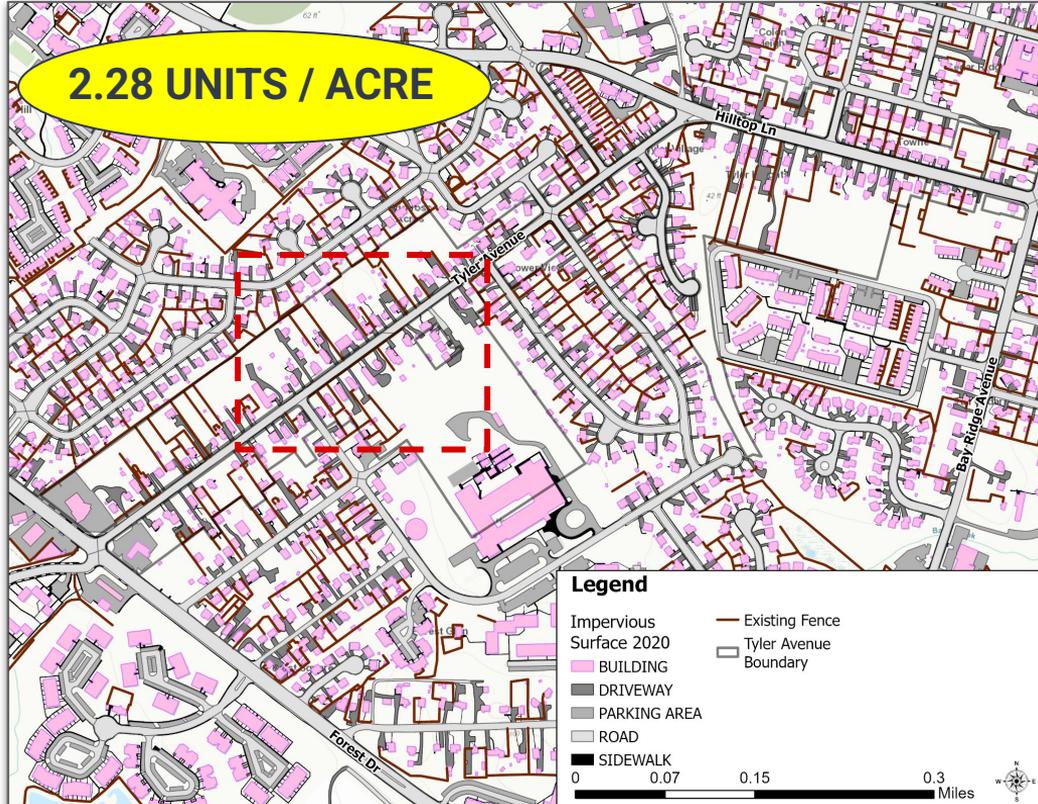


PRIMROSE RD





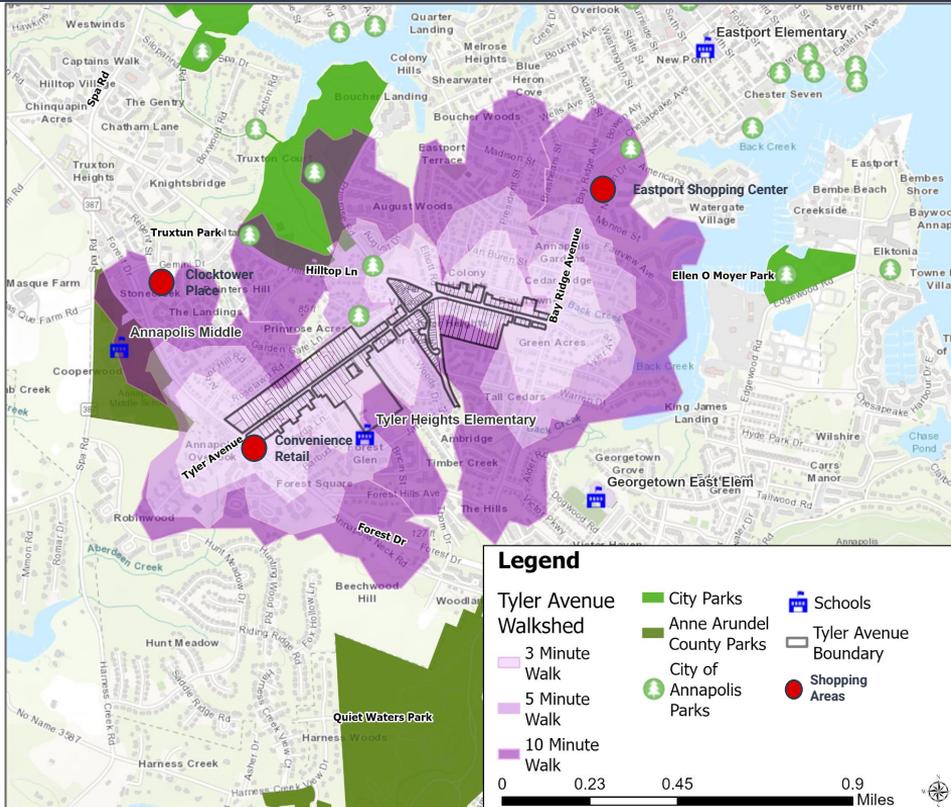
Existing Land Use



Walk Range to Nearby Destinations

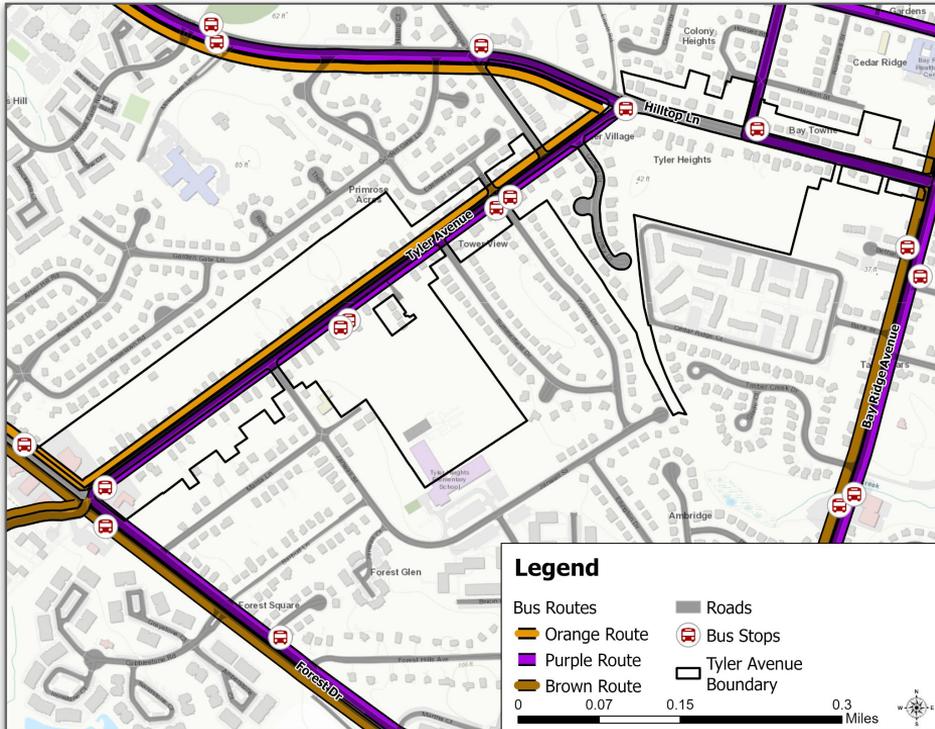
Walk Distances to Services

- Within 3 Minute walkshed is the convenience retail
- Within 5 Minute walkshed is Tyler Heights Elementary School.
- Within 10 Minute walkshed is Annapolis Middle School, Truxtun Park, Clocktower Place, and Eastport Shopping Center

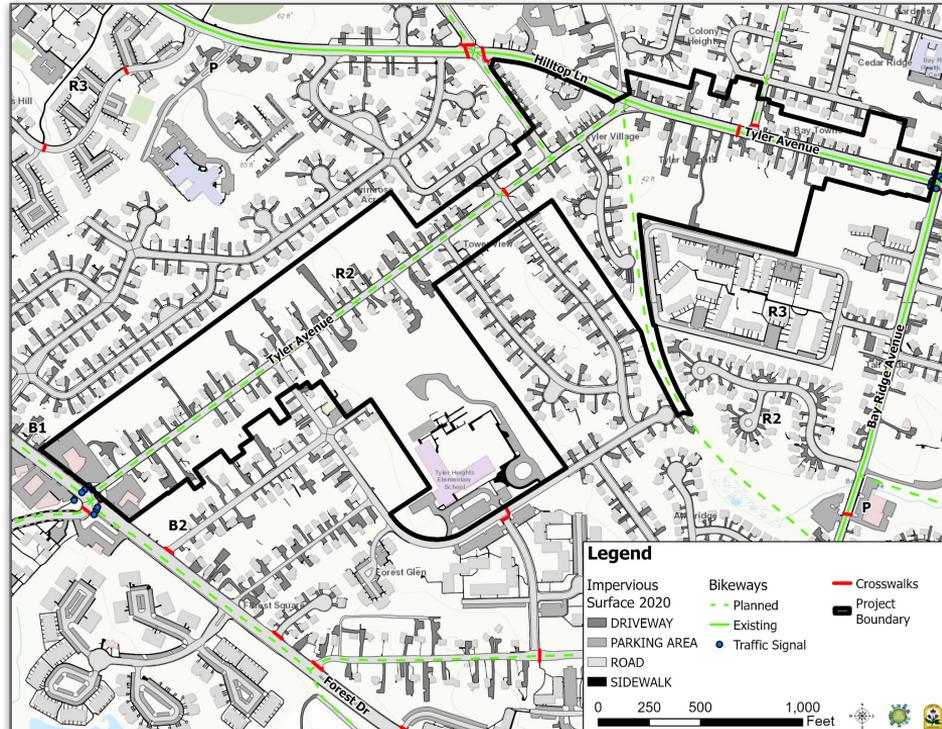


Existing Transportation Network

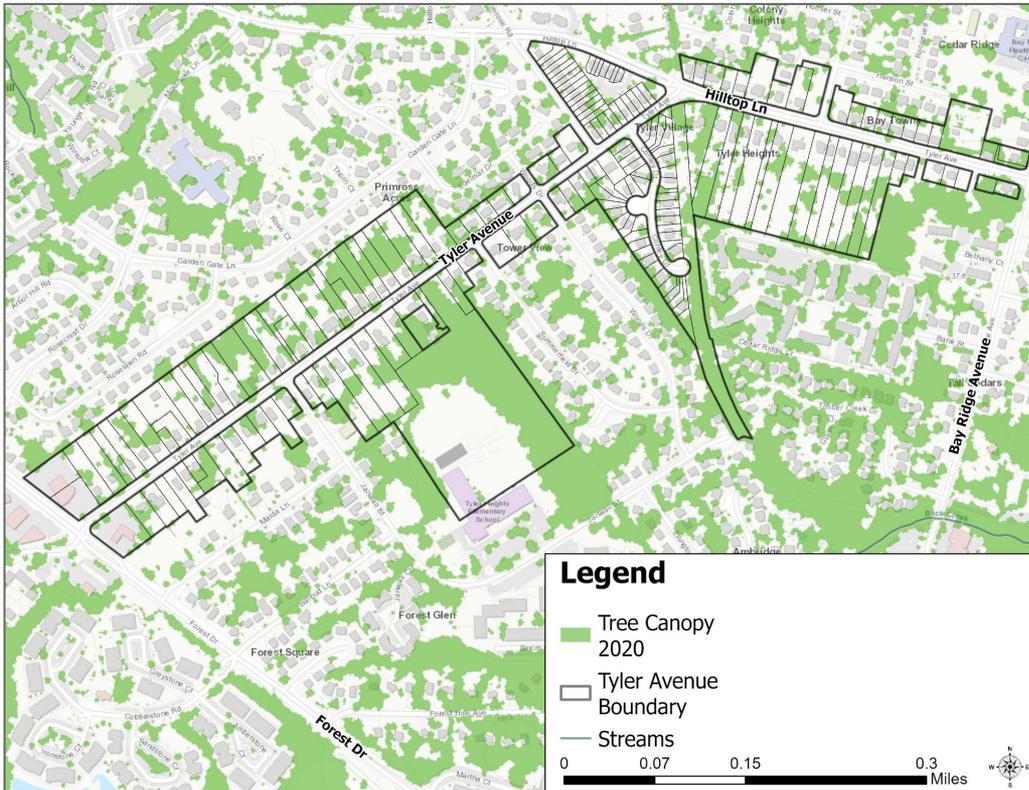
Existing Transit



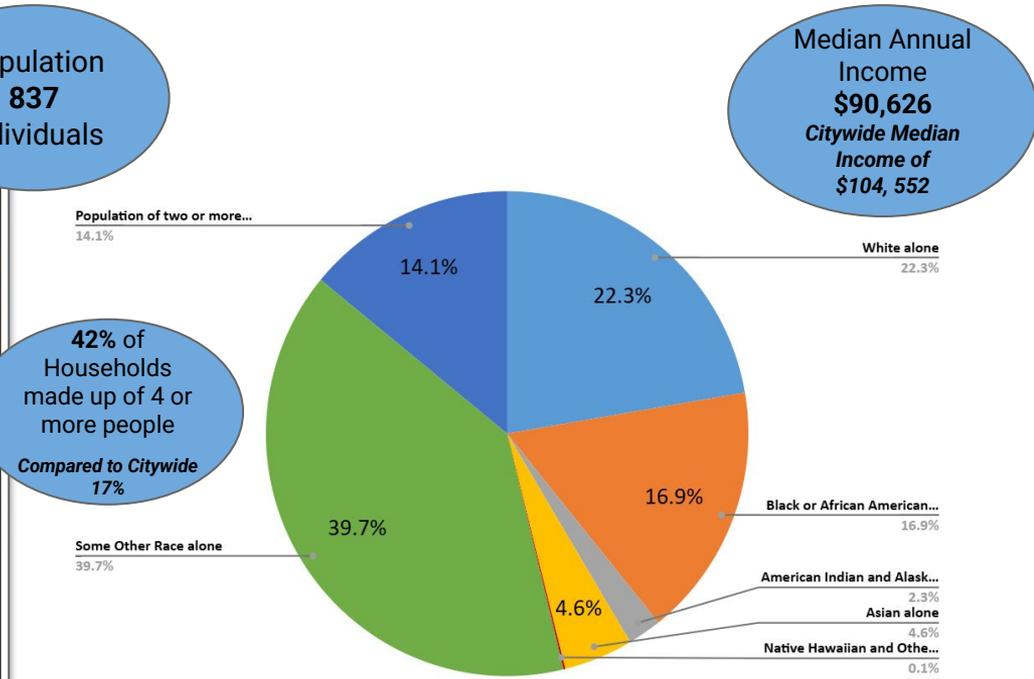
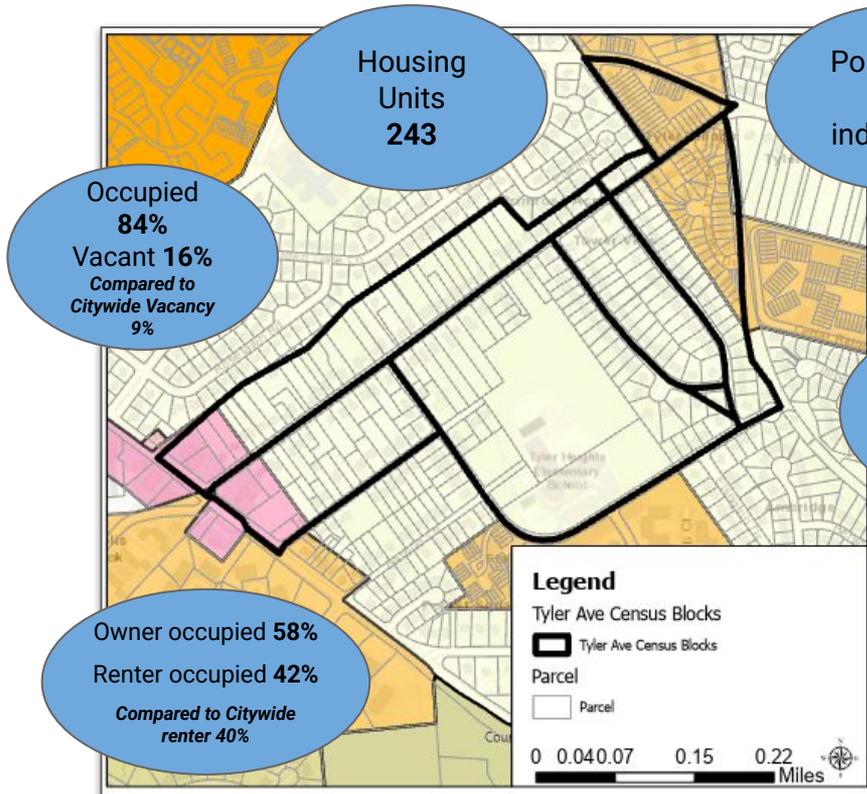
Existing Transportation Infrastructure



Existing Tree Canopy



Existing Community



Draft Goals

1. Create a safer streetscape environment that encourages walking, biking, and transit use.
2. Promote a diversity of housing options for a variety of household sizes and incomes.
3. Create a more connected community with improved public spaces and amenities.
4. Revitalize commercial spaces within walking distance.
5. Expand tree canopy, particularly along the streetscape.



Draft Goals – Streetscape Safety



FIGURE 6-15: RENDERING OF A PROTOTYPICAL NEIGHBORHOOD COMPLETE STREET FROM THE 'URBAN STREET DESIGN GUIDE' BY THE NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS (NACTO)

Source: NACTO

“Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient.”

- U.S. Department of Transportation

Draft Goals – Housing Options



Public Outreach



Stay Up to Date

- Visit www.Annapolis.gov/2236 and follow the webpage for information on upcoming meetings, past meetings, and meeting materials.

Home » Government » Departments and Offices » Planning & Zoning » Divisions » Comprehensive Planning » Current Projects » Comprehensive Rezoning » Tyler Avenue Complete Community

Tyler Avenue Complete Community

The logo for the Tyler Avenue Complete Community project. It features a central green circle with the text "TYLER AVENUE COMPLETE COMMUNITY" in white. Surrounding this circle are several stylized green buildings of various heights and colors, arranged in a circular pattern. There are also small icons of a sun, a tree, and a person walking, suggesting a focus on safety, nature, and community.

WHAT IS THE TYLER AVENUE COMPLETE COMMUNITY?

As a part of the City of Annapolis' Comprehensive Rezoning initiative, the Department of Planning and Zoning is advancing an initiative to improve the Tyler Avenue corridor from Bay Ridge Avenue to Forest Drive. The initiative includes short-term changes to the street design to improve safety, and other changes to the land use zoning guidelines to help bring new housing options, streetscape enhancements, and community amenities. The following information provides more details on the project schedule, project goals, community participation opportunities, and project updates. All recent presentations can be accessed on the sidebar of the main Comprehensive Rezoning [web page](#).

[TAKE OUR SURVEY](#)

Project Area

A street map showing the project area. The map is oriented with North at the top. Tyler Avenue runs diagonally from the bottom left towards the top right. Other streets shown include Hilltop Ln, Bay Ridge Ave, Forest Drive, Colony Heights, Cedar Ridge, and Tyler Heights. The map shows a residential neighborhood with various street layouts and building footprints.

Printed Materials



¡EL DEPARTAMENTO DE PLANIFICACIÓN Y ZONIFICACIÓN DE LA CIUDAD DE ANNAPOLIS QUIERE ESCUCHAR DE USTED!

PUEDO ENCONTRAR MÁS INFORMACIÓN EN EL SITIO WEB DEL PROYECTO:
[HTTPS://ANNAPOLIS.GOV/2299/TYLER-AVENUE-COMPLETE-COMMUNITY](https://annapolis.gov/2299/tyler-avenue-complete-community)



THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING WANTS TO HEAR FROM YOU!

MORE INFORMATION CAN BE FOUND AT THE PROJECT WEBSITE:
[HTTPS://ANNAPOLIS.GOV/2299/TYLER-AVENUE-COMPLETE-COMMUNITY](https://annapolis.gov/2299/tyler-avenue-complete-community)



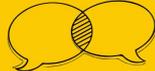
SAVE THE DATE

TUESDAY, APRIL 1, 2025
5:00-7:00 PM
TYLER HEIGHTS
ELEMENTARY SCHOOL
200 JANWALL STREET
ANNAPOLIS MD 21403



How can we make your community more complete?

Please attend this in-person workshop to share the improvements you would like to see.
Light dinner available. Bring your kids!
Spanish translation available.



QUÉ ES EL TYLER AVENUE COMPLETE COMMUNITY?

Haz que tu voz sea escuchada!
CÓMO PUEDO PARTICIPAR?
Hay tres maneras de compartir información:



- Es Parte de la Iniciativa de Rezonificación Integral de la Ciudad de Annapolis.
- Una iniciativa para mejorar el Tyler Avenue.
- Cambios en las pautas de zonificación para mejorar las comunidades de viviendas.

[address]

[stamp]



WHAT IS THE TYLER AVENUE COMPLETE COMMUNITY?

Have your voice heard!

HOW CAN YOU GET INVOLVED?
There are three ways to share input:

- Part of the City of Annapolis' Comprehensive Rezoning Initiative.
- An initiative to improve the Tyler Avenue corridor from Bay Ridge Avenue to Forest Drive.
- Changes to the land use zoning guidelines to bring streetscape enhancements, community amenities, and new housing options.

- Respond to the project survey on the project website.
- Schedule an in-person or virtual meeting with Planning & Zoning staff.
- Attend an upcoming community meeting.

MORE INFORMATION CAN BE FOUND AT THE PROJECT WEBSITE:
[HTTPS://ANNAPOLIS.GOV/2299/TYLER-AVENUE-COMPLETE-COMMUNITY](https://annapolis.gov/2299/tyler-avenue-complete-community)



What have we been hearing so far?

If you could improve one thing about the neighborhood around Tyler Avenue, what change would you make?

Make it feel more like a neighborhood and less like a throughway.

Bike lane with Parking on one side with more trees

Safety, we need to feel safe walking in our neighborhood.

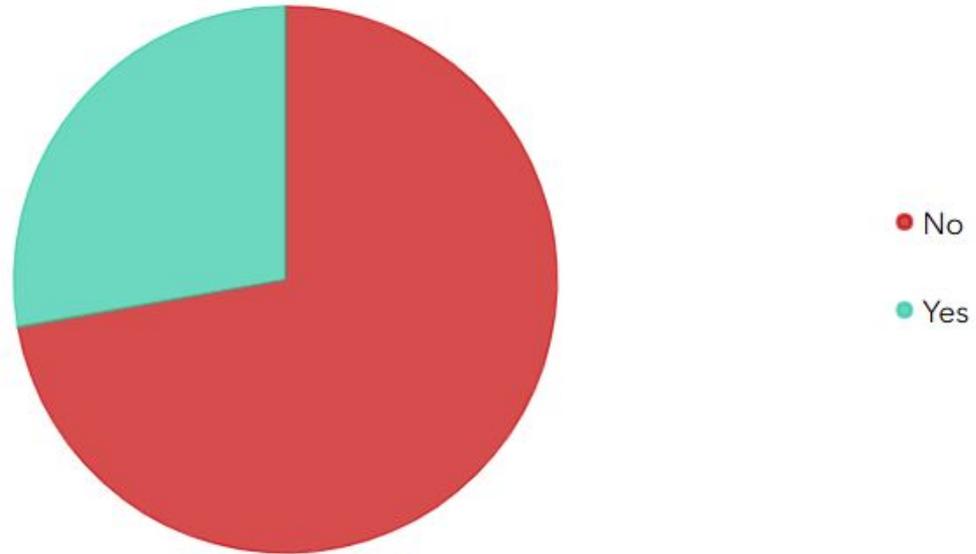
Improved walking route with consistent sidewalks and pedestrian crossing with proper width for accessibility, and lighting for safety. Currently portions of paved paths are woefully inadequate and inconsistent.

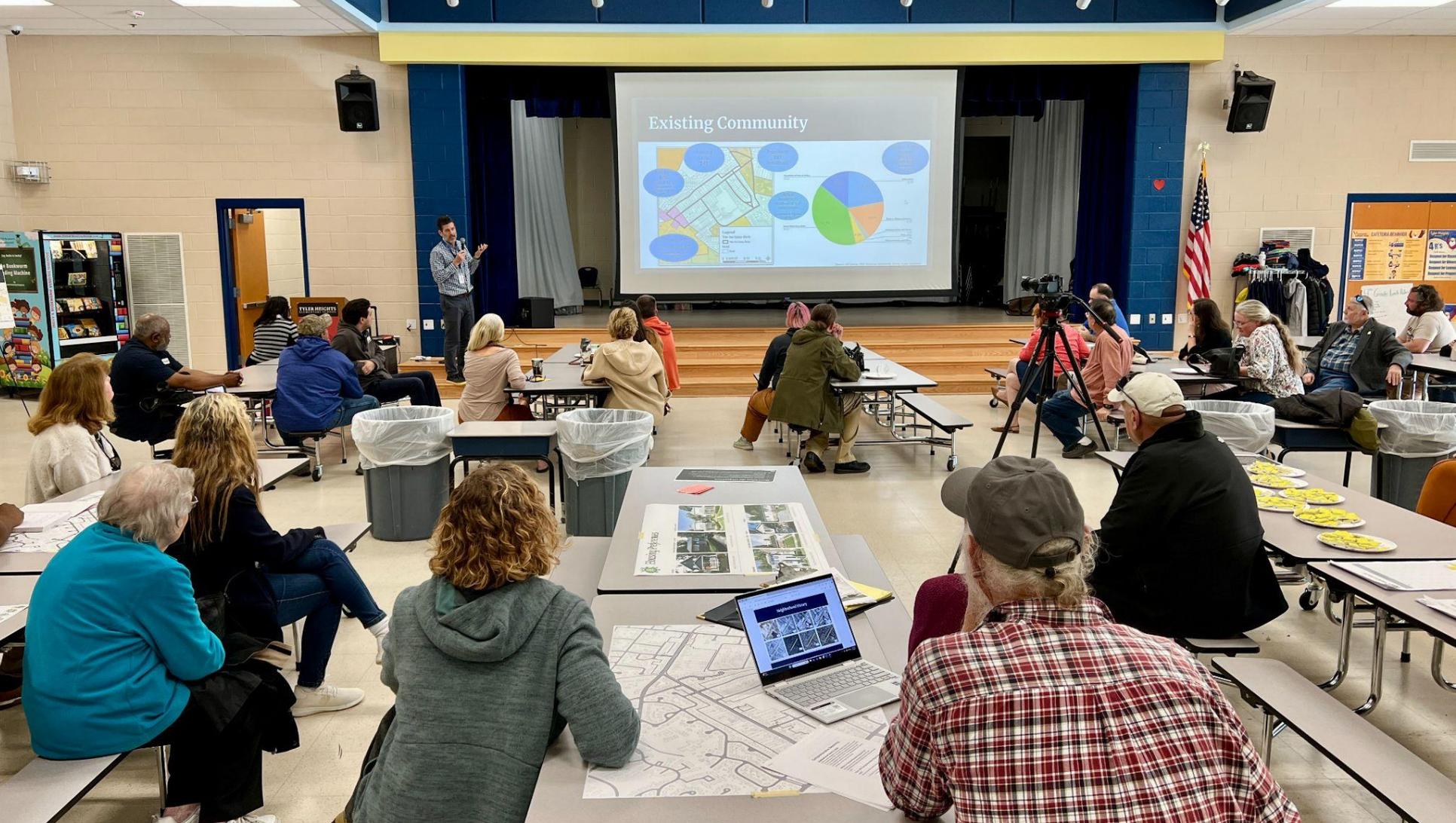
The main priorities are wider sidewalks, street maintenance, better lighting and more crime prevention. That is what's important.



Participation

Have you ever participated in a planning project like this?





Existing Community







¡Ayúdanos con nuestra encuesta!



¿ES EL TYLER AVENUE COMPLETE COMMUNITY?

...e de la Iniciativa de Rezonificación
...l de la Ciudad de Annapolis.
...ciativa para mejorar el corredor
...er Avenue, desde Bay Ridge
...e hasta Forest Drive.
...ios en las directrices de
...cación del uso del suelo para
...rar el paisaje urbano, los servicios
...nitarios y las nuevas opciones de
...nda.

Haz que tu voz sea escuchada

CÓMO PUEDO PARTICIPAR?

Hay tres maneras de compartir
información:

- Responder a la encuesta en el sitio web de...
- Programar un... o virtual de Planificación...
- Asistir a una reunión comunitaria...

PAR MÁS INFORMACIÓN EN EL SITIO
TYLER AVENUE COMPLETE COMMUNITY

TYLER HEIGHTS ELEMENTARY SCHOOL CAFETERIA BEHAVIOR

RESPECT
Respeto
RESPECTO
por mí mismo/a
por otros

- Move with purpose
- Eat my food only

Respetar el espacio personal
Comer solamente mi comida

Tyler Heights Elementary

4 R'S
I will show...

- 1. Smile
- 2. Speak
- 3. Listen
- 4. Be kind

Respect for Myself
Respect for Others
Respect for Learning
Respect for Property

Together is How we Excel





Lenses
Lenses
Lenses
Lenses

Lenses
Lenses
Lenses
Lenses

Lenses
Lenses
Lenses
Lenses

Spinning

Lenses
and angle
lighting

Forest Dr

Kendall

Sanwell St

Schwab Ln

The Heights
Elementary School



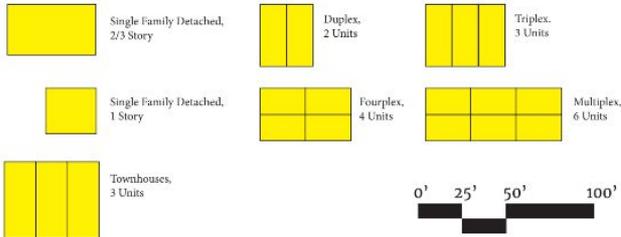
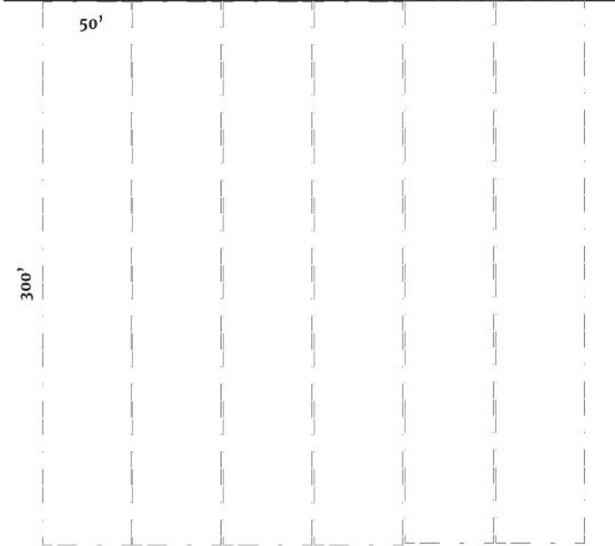




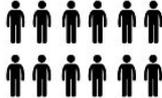


Build a Block!

TYLER AVENUE



Housing Types

	Total Residents	Cost / Unit
Single Family Detached House - 2/3 Story 		\$\$\$\$\$
Single Family Detached House - 1 Story 		\$\$\$
Townhouse 		\$\$\$
Duplex 		\$\$\$
Triplex 		\$\$
Fourplex 		\$\$
Multiplex (6 Units) 		\$

Approach to Zoning Standards



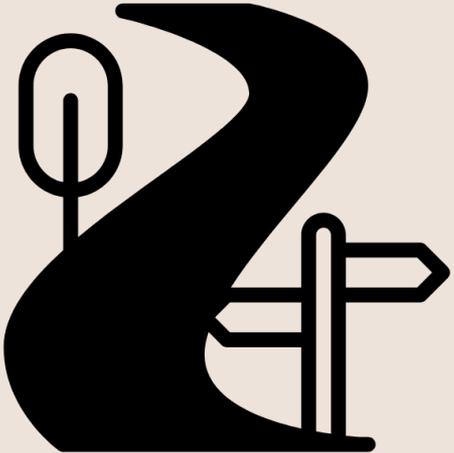
Start with Community Infrastructure



Streetscape Safety

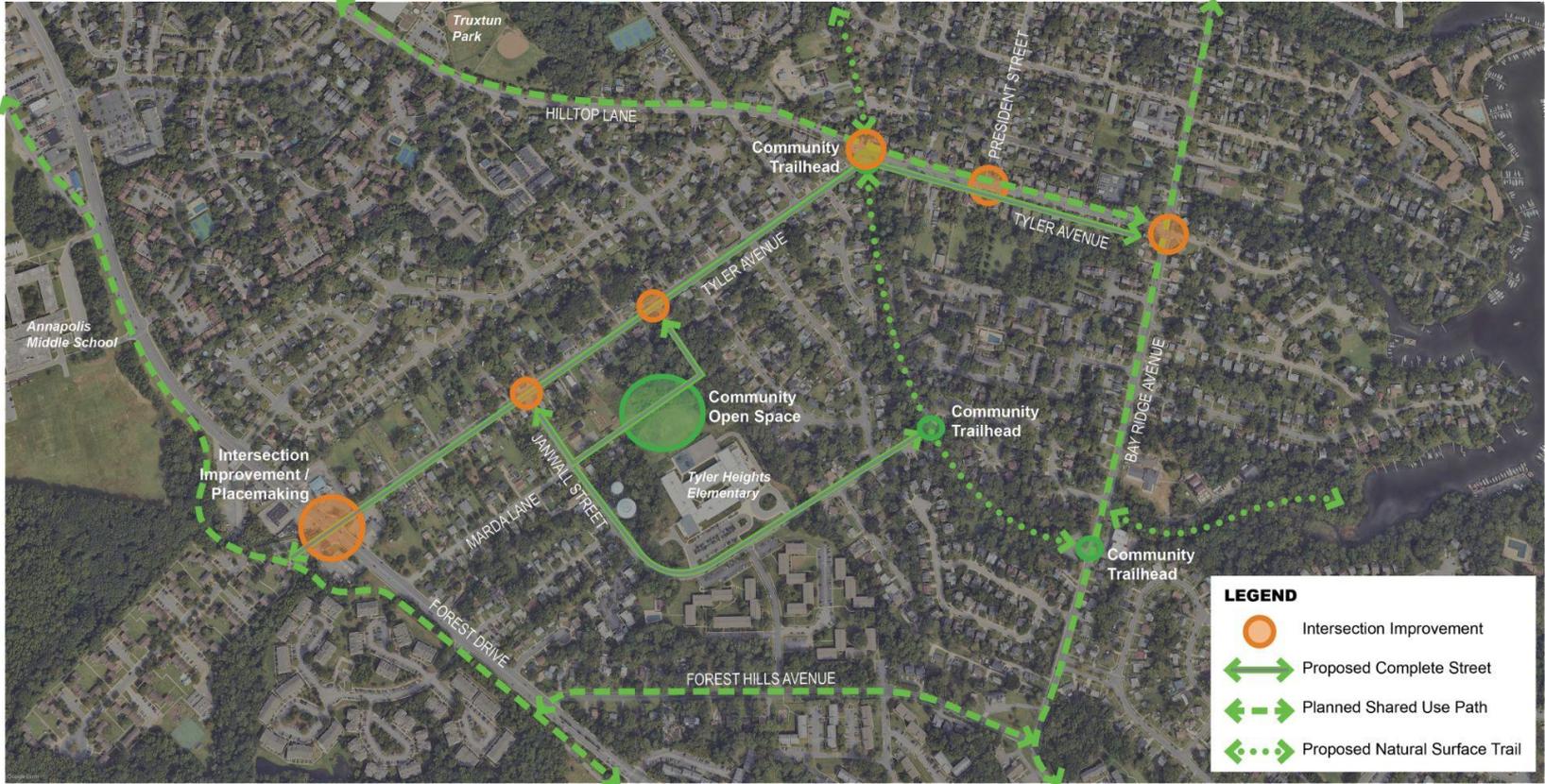


Public Realm



Connectivity

Public Realm Opportunities



TYLER AVENUE OVERLAY DISTRICT - PUBLIC REALM OPPORTUNITIES

LEGEND

-  Intersection Improvement
-  Proposed Complete Street
-  Planned Shared Use Path
-  Proposed Natural Surface Trail

0' 250' 500' 1000'



Promote Incremental Growth



Housing Preferences

DUPLEX



PLACE STICKY DOTS HERE

SINGLE FAMILY DETACHED - 2/3 STORY



PLACE STICKY DOTS HERE

MULTIPLY (6+ UNITS)



PLACE STICKY DOTS HERE

TOWNHOUSE



PLACE STICKY DOTS HERE

SINGLE FAMILY DETACHED - 1 STORY



PLACE STICKY DOTS HERE

TRIPLEX



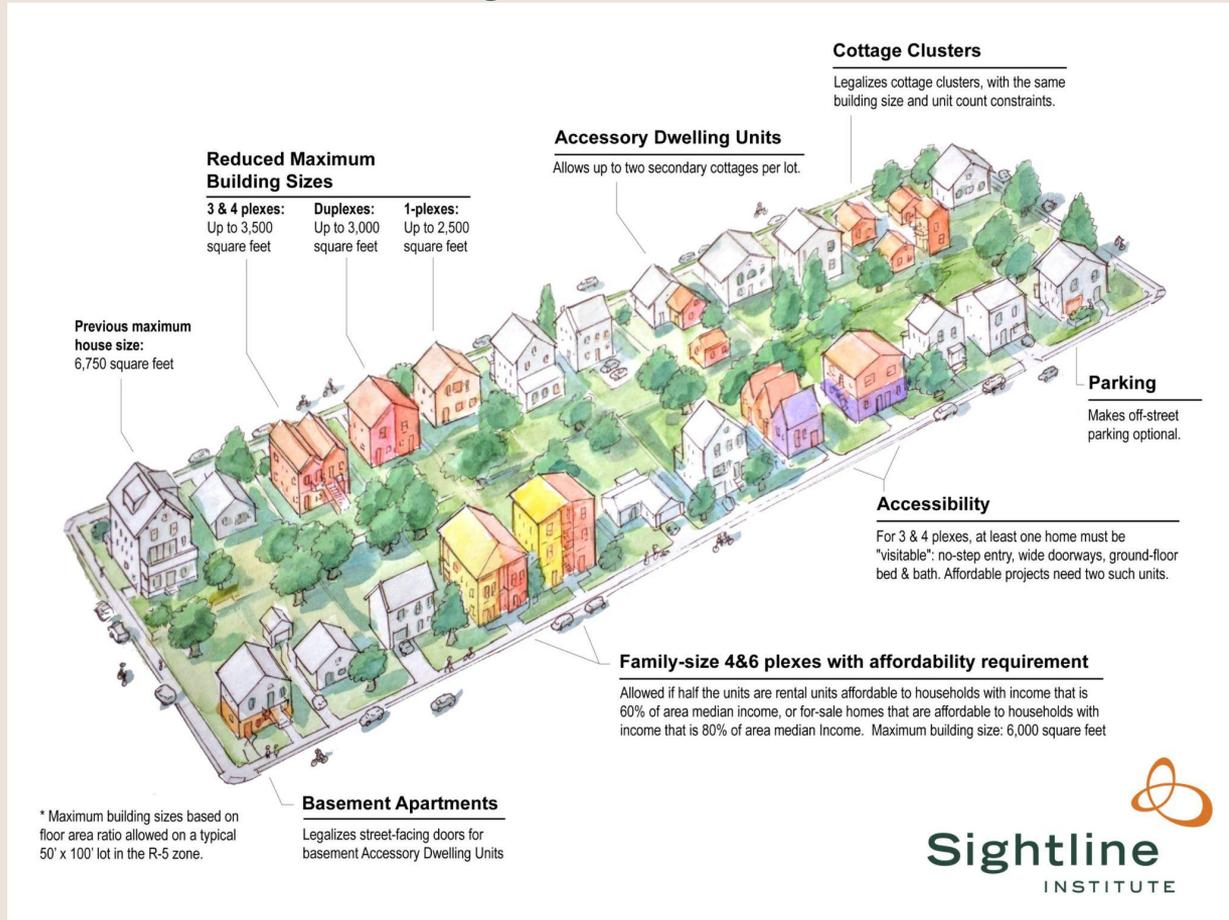
PLACE STICKY DOTS HERE

FOURPLEX



PLACE STICKY DOTS HERE

Preserve Affordability



Scenarios

1. Nothing Changes.
2. Individual lots are redeveloped to provide new housing options for family members or new residents.
3. Individual lots are subdivided and redeveloped to provide new housing options for family members or new residents.
4. Lots are combined and subdivided and redeveloped to provide new housing options for family members or new residents.
5. Lots are combined and redeveloped to provide new housing options for family members or new residents.

Zoning Variables

- Subdivision
- Minimum Lot Sizes
- Street Frontage / Setbacks
- Density
- Height
- Parking / Access
- Site Design / Lot Coverage

QUESTIONS?

