

Comprehensive Rezoning: Tyler Avenue Complete Community

Rules and City Government Committee

April 4, 2025

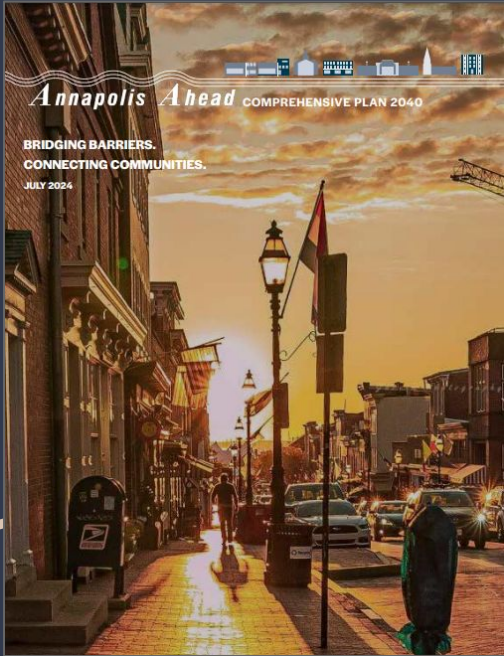


PRESENTATION AGENDA

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



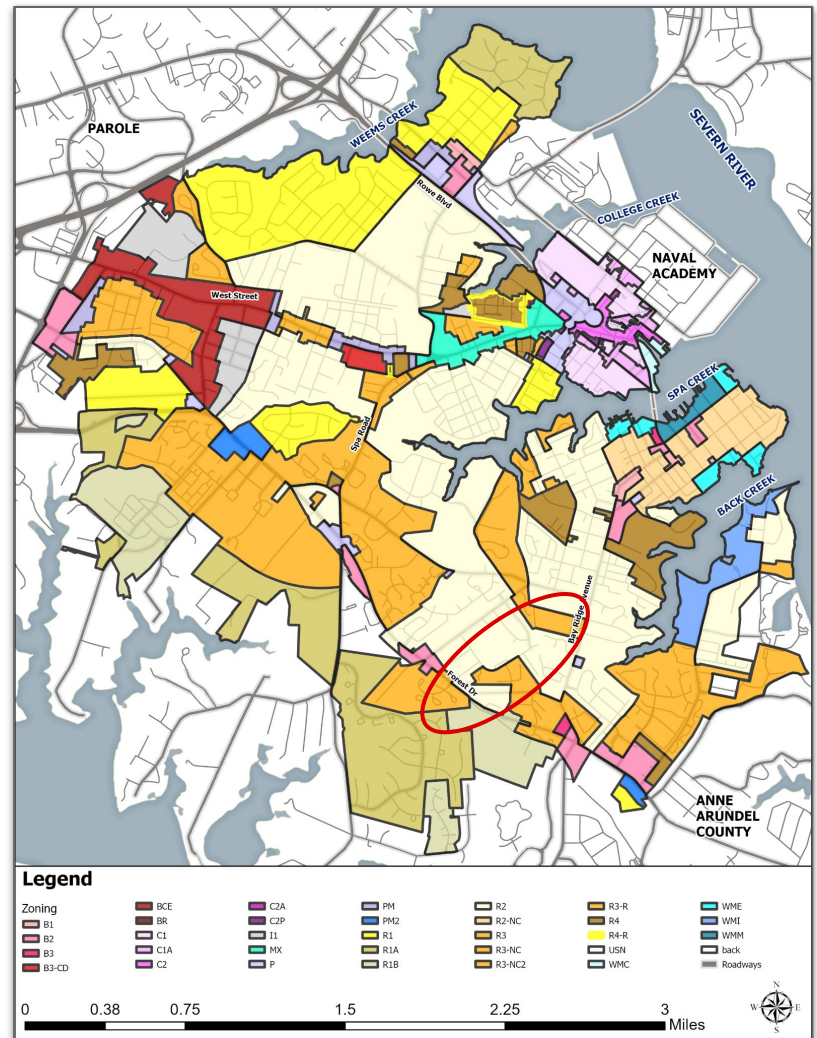
Comprehensive Rezoning

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

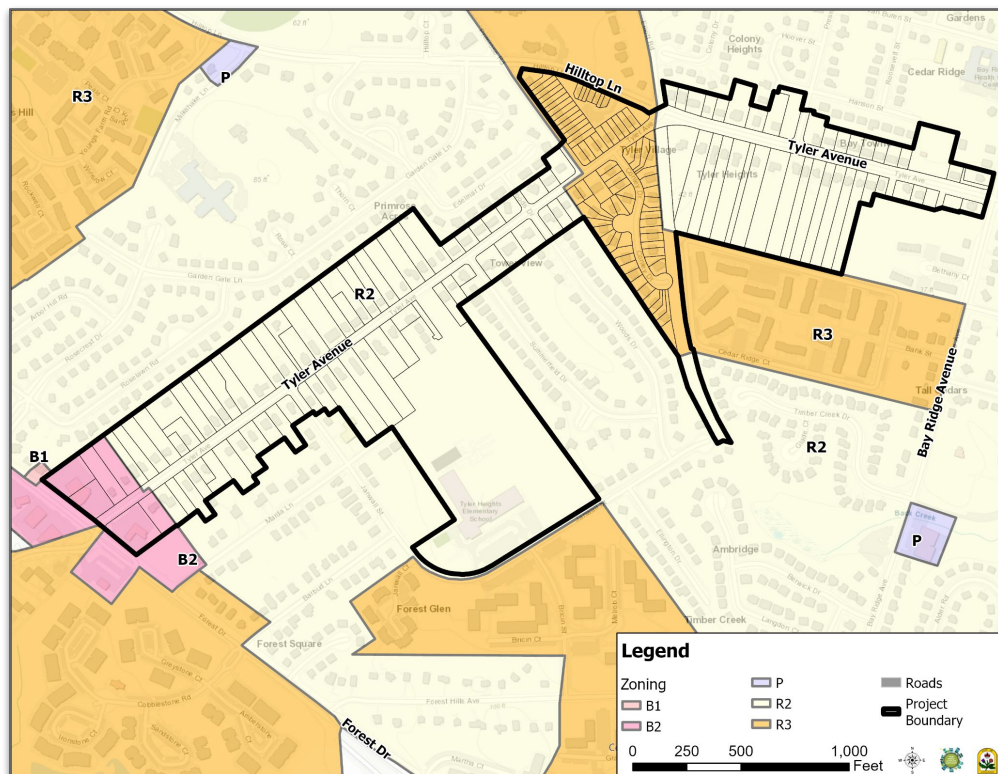
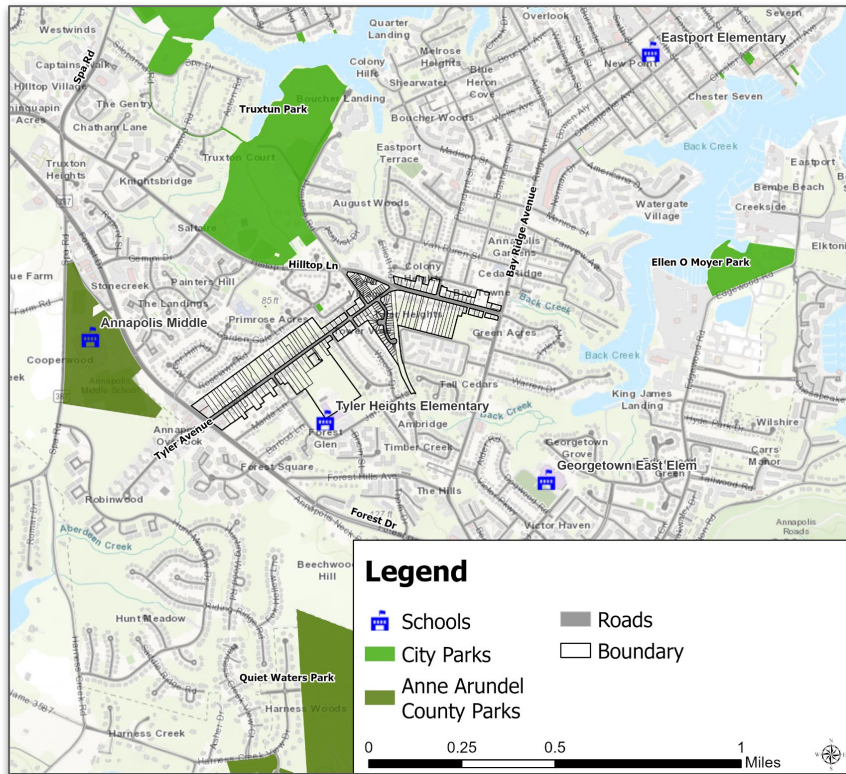




Analysis



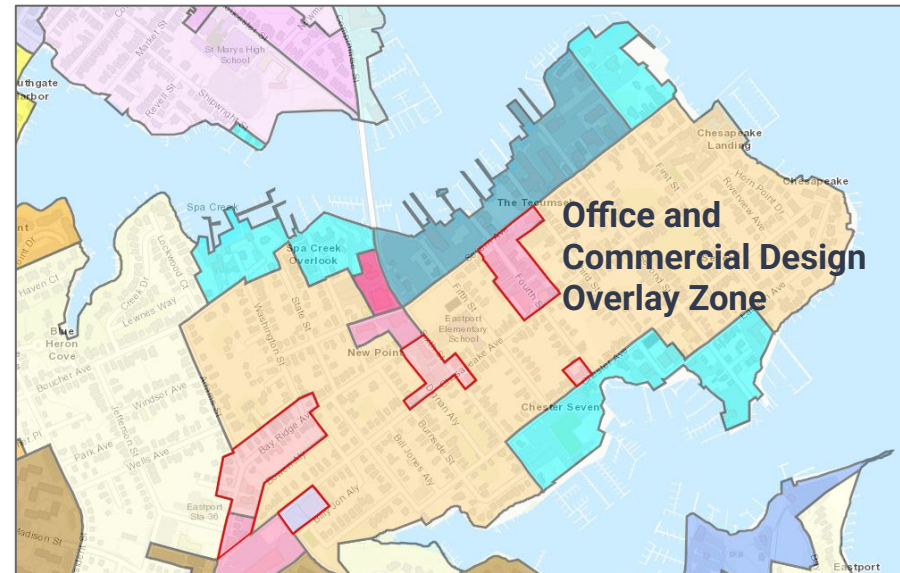
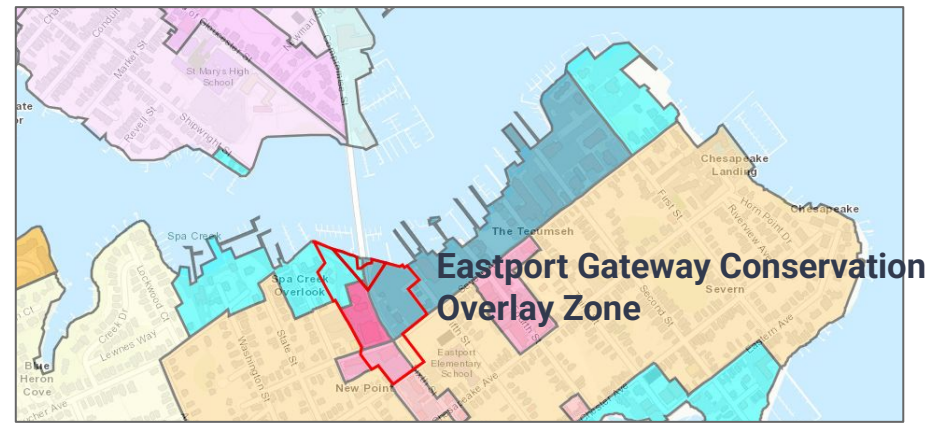
Tyler Avenue Complete Community Overlay District Project Area



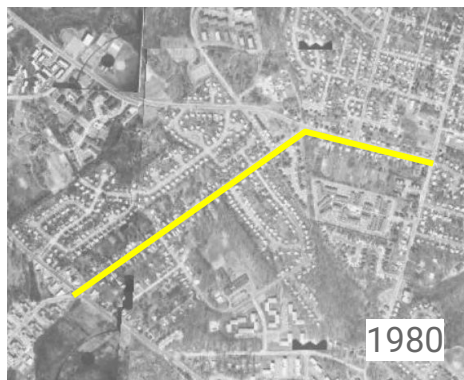
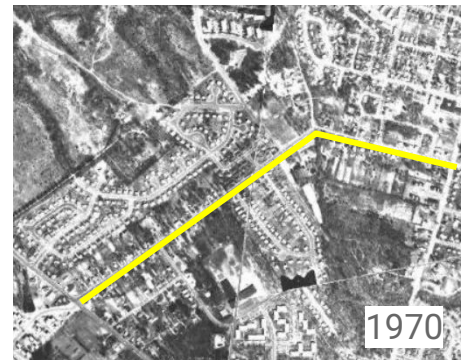
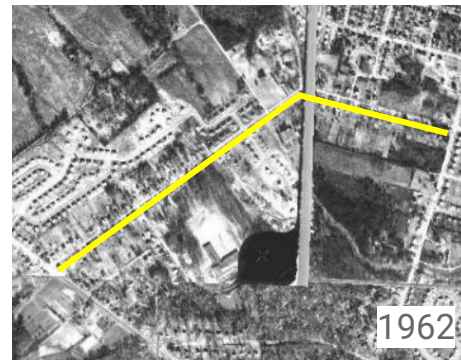
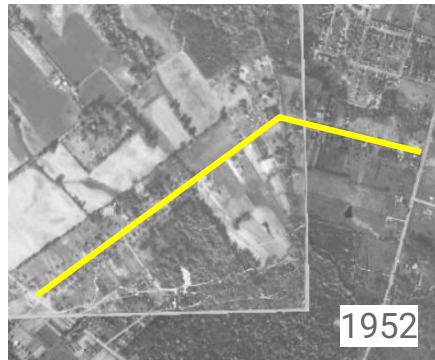
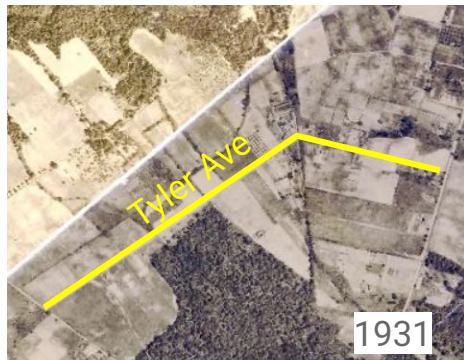
The map displays the proposed extension of Tyler Avenue, outlined in black, running diagonally from the bottom left towards the top right. The area is divided into three wards: Ward 6 (pink), Ward 7 (green), and Ward 8 (orange). The map includes various street names such as Hilltop Ln, Tyler Avenue, Forest Dr, and Bay Ridge Avenue. A legend in the bottom right corner identifies the ward boundaries and the Tyler Avenue Boundary. A scale bar indicates distances from 0 to 0.3 miles, and a north arrow is located in the bottom right corner.

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.



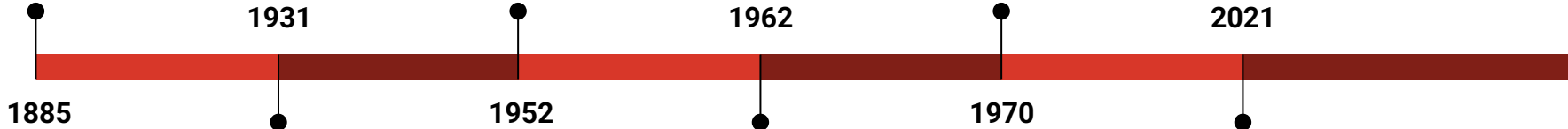
Residential Development

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.



1931

1962

2021

1885

1952

1970



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.

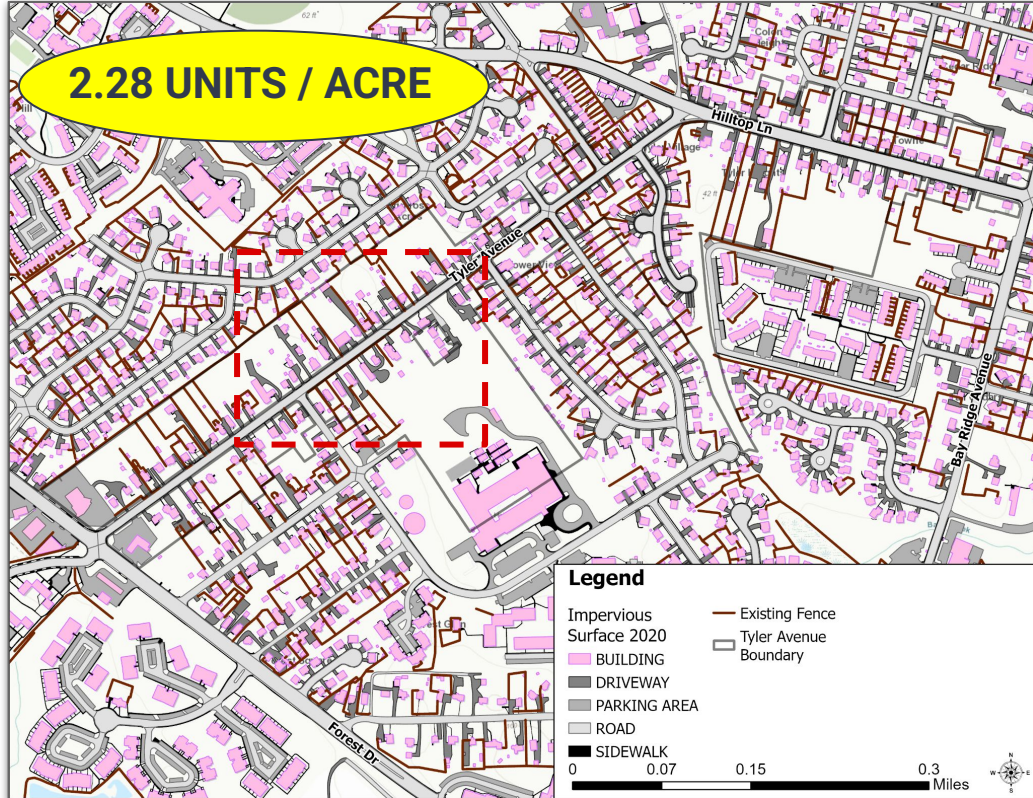


PRIMROSE RD

CAUTION
Children at Play



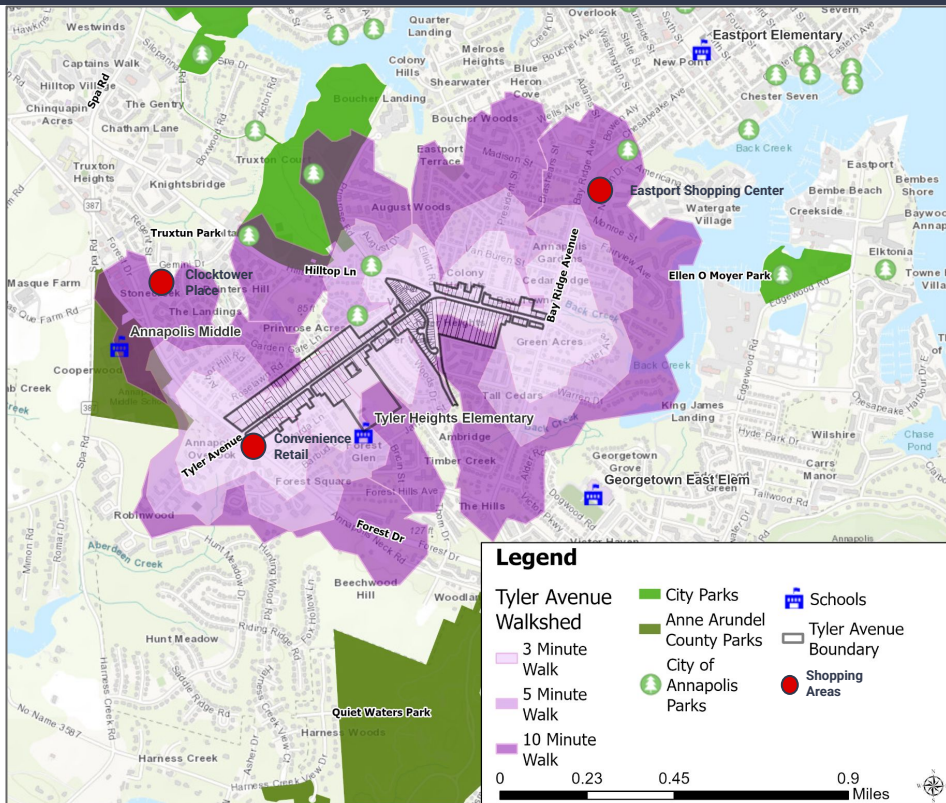
Existing Land Use



Walk Range to Nearby Destinations

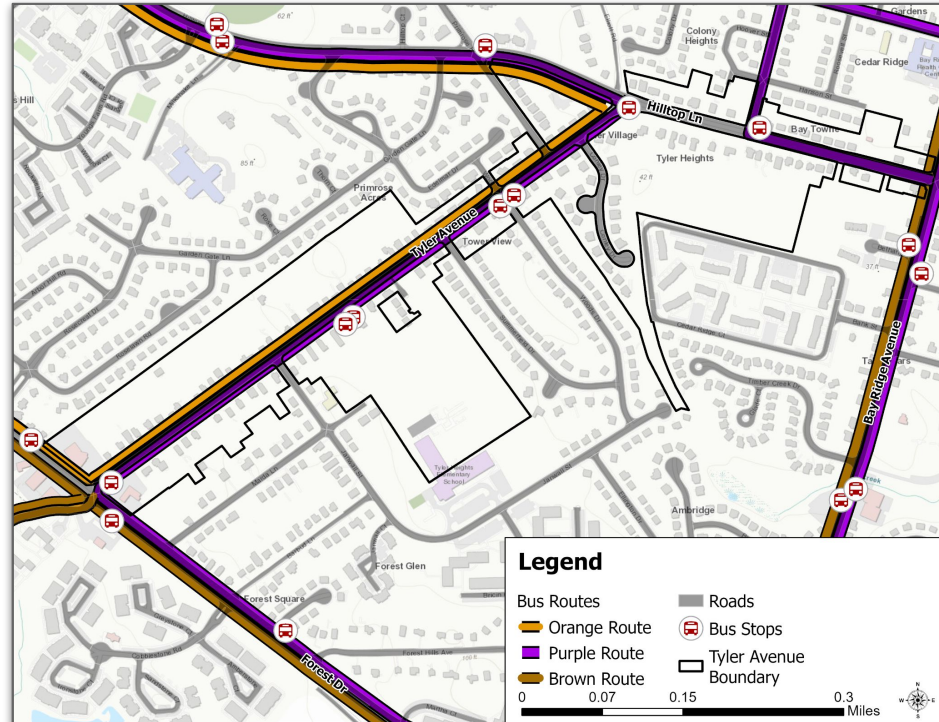
Walk Distances to Services

- 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

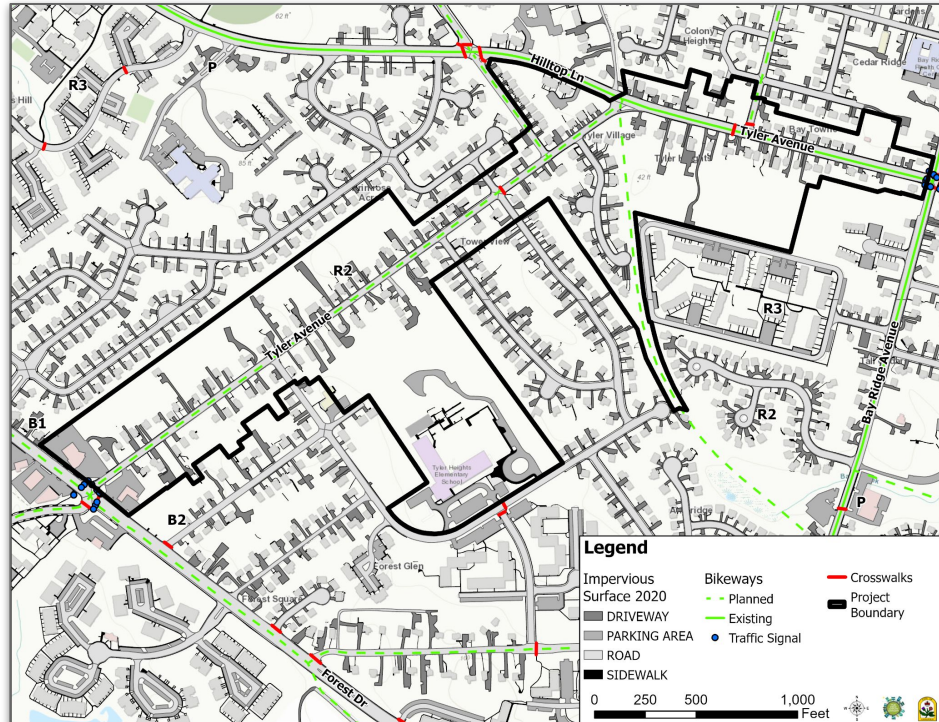


Existing Transportation Network

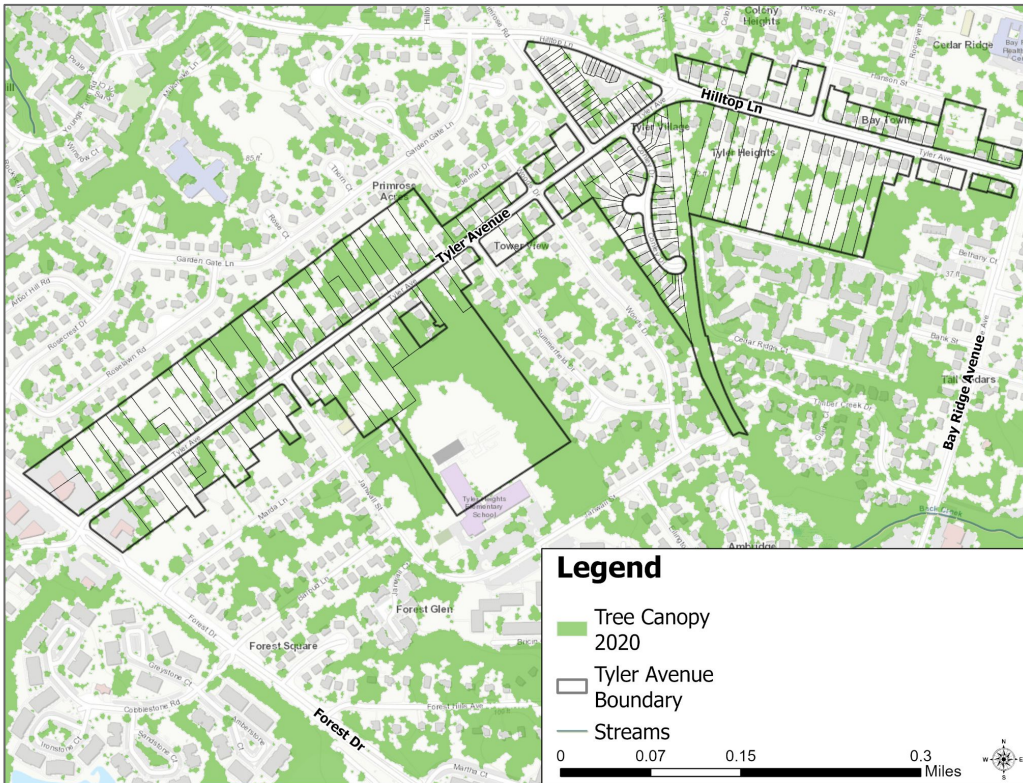
Existing Transit



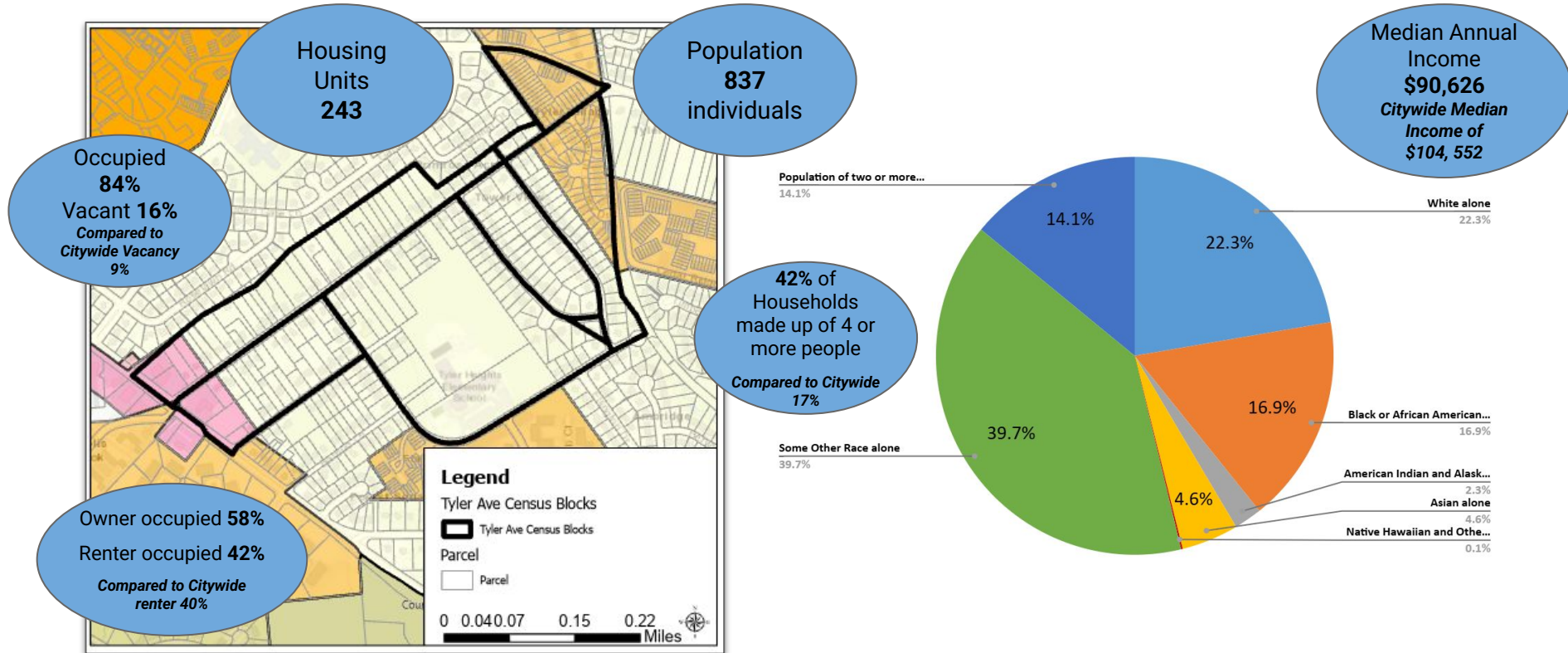
Existing Transportation Infrastructure



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



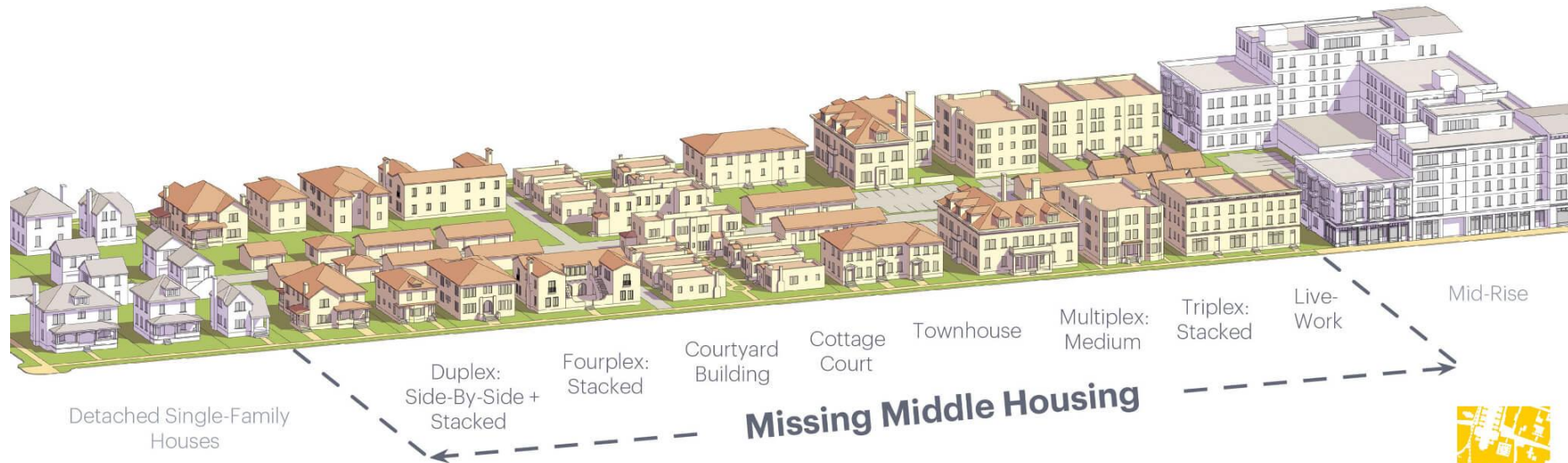
FIGURE 6-15: RENDERING OF A PROTOTYPICAL NEIGHBORHOOD COMPLETE STREET FROM THE 'URBAN STREET DESIGN GUIDE' BY THE NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS (NACTO)

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



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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




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 map showing the project area for the Tyler Avenue Complete Community. The map highlights Tyler Avenue, Hilltop Ln, and surrounding streets like Bay Ridge Ave and Forest Drive. Labels on the map include "Hilltop Ln", "Tyler Avenue", "Bay Ridge Ave", "Forest Drive", "Colony Heights", "Cedar Ridge", and "Gardens".

Printed Materials



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

PUEDE 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)

GU



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 in de Tyle Avenue
- Cambio zonific mejo comun viviend




[address]

[stamp]

WHAT IS THE TYLER AVENUE COMPLETE COMMUNITY?



- 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.



Have your voice heard!
HOW CAN YOU GET INVOLVED?
There are three ways to share input:

- 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.

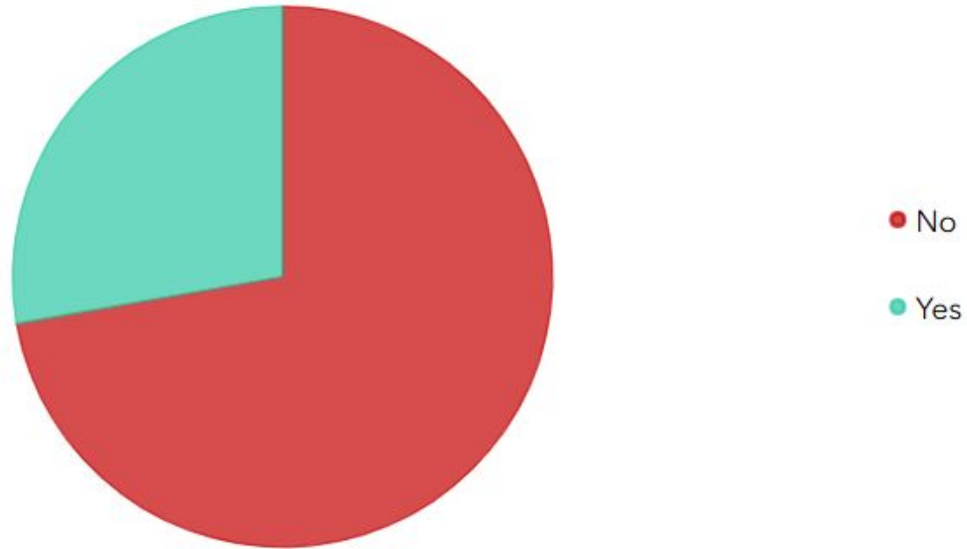
Improved walking route with consistent sidewalks and pedestrian crossing with proper width for accessibility, and lighting for safety. Currently portions of paved paths are woefully inadequate and inconsistent.

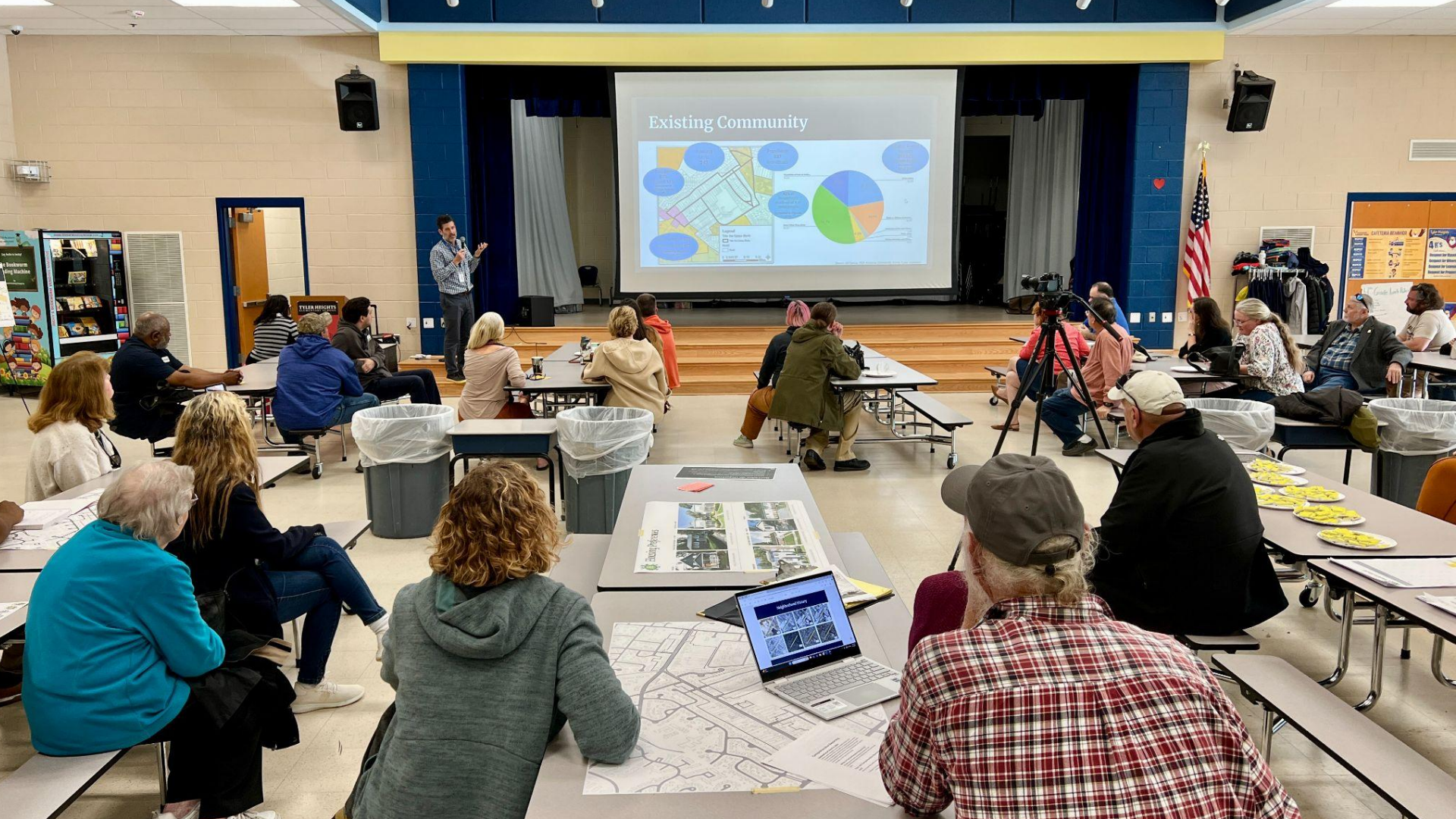
The main priorities are wider sidewalks, street maintenance, better lighting and more crime prevention. That is what's important.



Participation

Have you ever participated in a planning project like this?





Existing Community





¿ES EL TYLER AVENUE COMPLETE COMMUNITY?

de la Iniciativa de Rezonificación
l de la Ciudad de Annapolis.
Iniciativa 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
unitarios y las nuevas opciones de
nda.



¡Ayúdanos con nuestra encuesta!

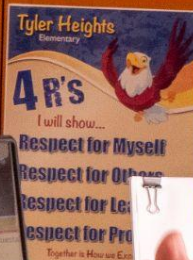


Haz que tu voz sea escuchada
CÓMO PUEDO PARTICIPAR?

Hay tres maneras de compartir
información:

- Responder a la encuesta en el sitio web de la ciudad
- Programar una reunión o virtual con los planificadores
- Asistir a una reunión comunitaria

PAR MÁS INFORMACIÓN EN EL SITIO
TYLER AVENUE COMPLETE COMMUNITY







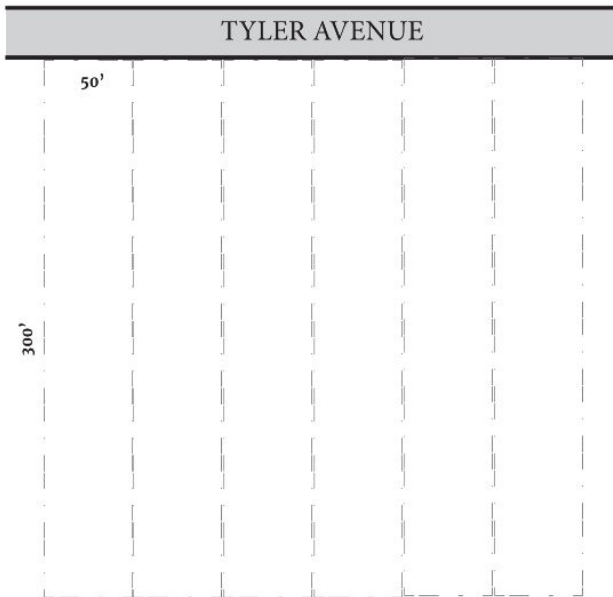








Build a Block!



Single Family Detached,
2/3 Story



Duplex,
2 Units



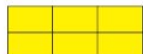
Triplex,
3 Units



Single Family Detached,
1 Story



Fourplex,
4 Units



Multiplex,
6 Units



Townhouses,
3 Units



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

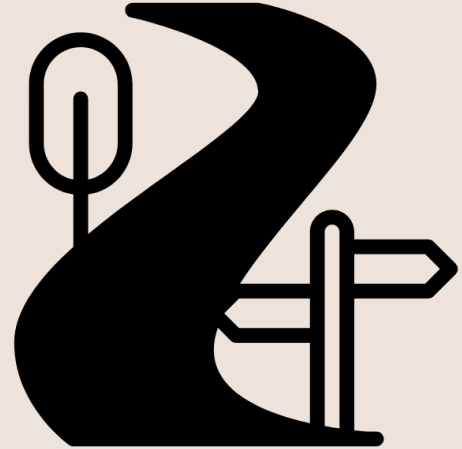
Start with Community Infrastructure



Streetscape Safety

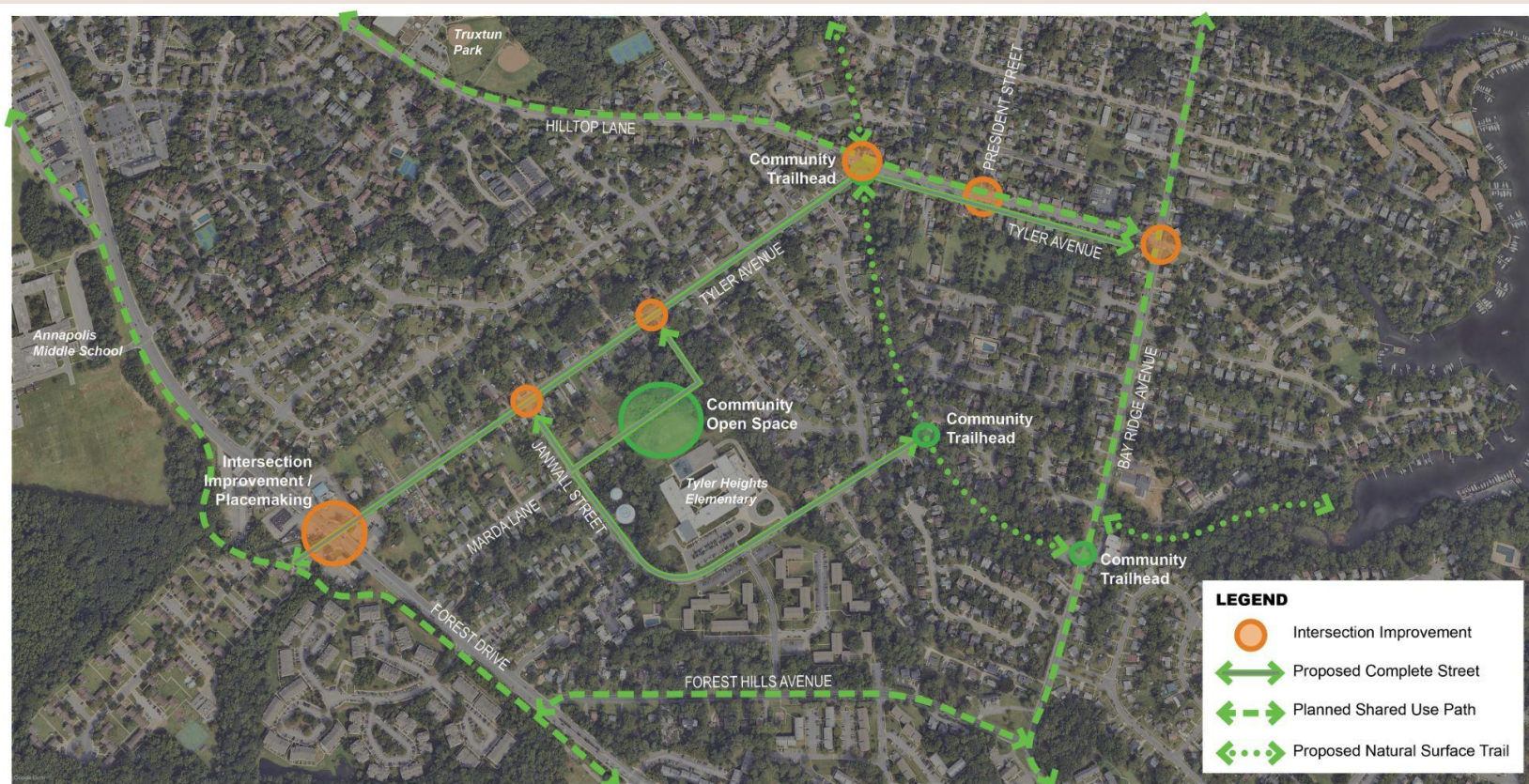


Public Realm



Connectivity

Public Realm Opportunities



TYLER AVENUE OVERLAY DISTRICT - PUBLIC REALM OPPORTUNITIES

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



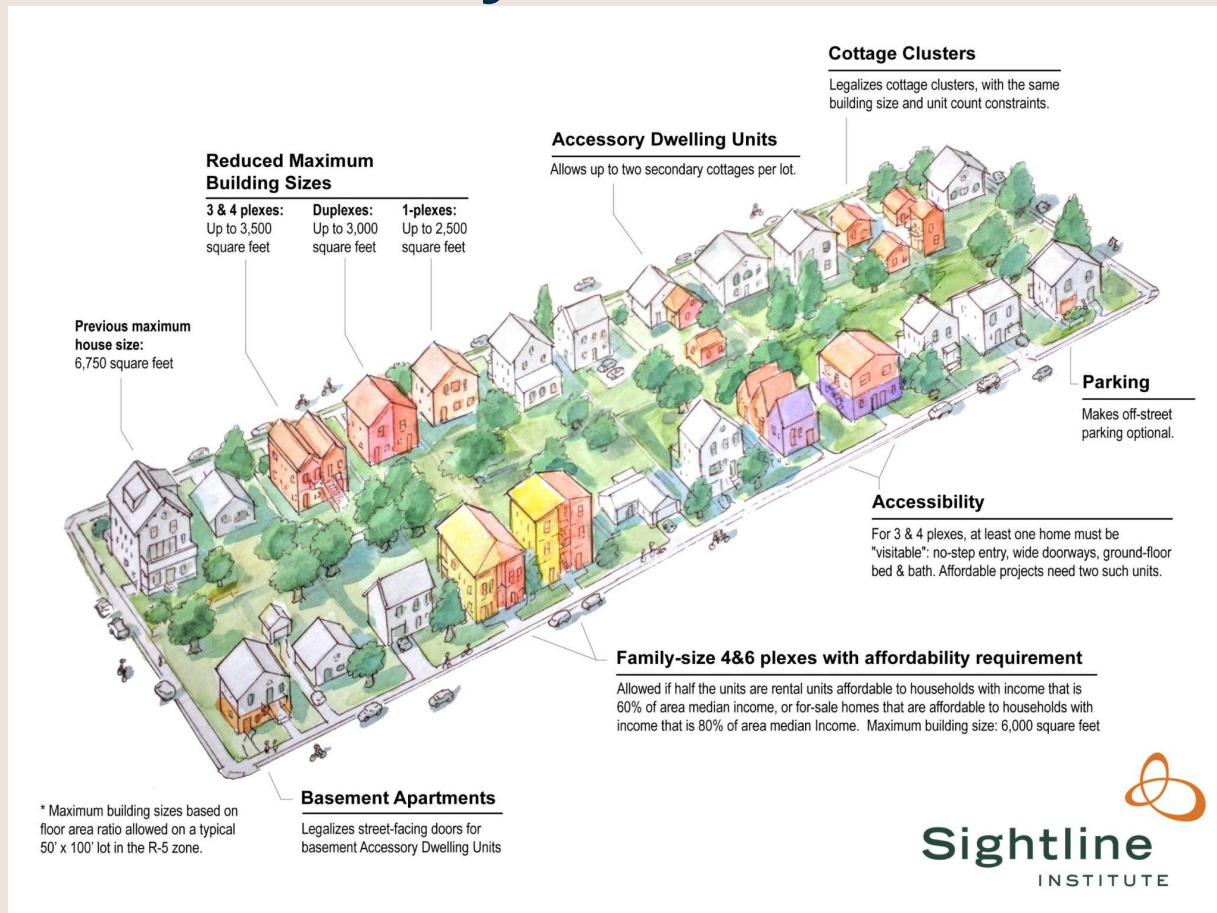
PLACE STICKY DOTS HERE

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?

