

Land Use and Zoning

Existing Land Use

The Annapolis Neck Small Area contains 14,630 acres, of which approximately 10,000 acres are located in the County and an additional 4,600 acres within the City of Annapolis and the Naval Academy. Most of the land area is developed, primarily with single family homes. Major commercial concentrations are located in the Parole area and the City of Annapolis. There is very little industrial land use in the County portion of the Annapolis Neck. Map 11 depicts the land uses in the area as of 2000. The most current data available on land use acreages is based on 2000 mapping and aerial photography.

**Table 6. Land Use in the Annapolis Neck Small Planning Area
(based on 2000 coverage)**

Land Use Category	Acreage	Percentage of Total
Single Family Residential	4,420	44 %
Townhouse and Multifamily Residential	400	4 %
Commercial (Retail & Office)	610	6 %
Industrial	90	<1 %
Open Space and Natural Areas	870	9 %
Recreation and Parks	650	6 %
Transportation/Utility & Government/Institutional	1,110	11 %
Vacant and Agricultural	1,880	19 %
Total	10,030	100 %

Residential Land Use

The predominant land use on the Annapolis Neck is residential. There are approximately 4,820 acres devoted to residential use. The largest user of residential land is single family housing. This land use category accounts for 44% of all of the County land on the Annapolis Neck, or about 4,420 acres. Town homes, condominiums and apartments utilize approximately 400 acres of land and account for approximately 4% of all land uses.

Residential development in the County portion of the Annapolis Neck consists of approximately 6,700 single family detached homes, 4,450 apartments and townhouses, 100 assisted living apartments, 3 nursing homes, and 3 group homes. The majority of the single

family homes are in the Outer and Middle Necks, while almost all apartments and townhouses

Map 11

are in the Northern and Western Necks and the PGMA. There is limited land left for residential development outside the PGMA.

Major residential developments on the Annapolis Neck are Heritage Harbour located on the South Haven peninsula, Riva Trace in the Riva Road corridor, Gingerville and Wilelinor along the MD 2 corridor, Hillsmere, Arundel on the Bay, and Bay Ridge along Forest Drive and Bay Ridge Road, Chesapeake Harbor along Edgewood Road, and Harbour Gates, Windgate and Tidewater Colony in the Bestgate Road area.

Commercial and Industrial Land Use

Retail and office uses together account for 6% of all land on the Annapolis Neck, comprising a total of about 610 acres. Industrial land uses comprise less than 1% of all land uses, or 90 acres. The amount of commercial and industrial floor area by category is shown in Table 7.

Retail trade accounts for over 50% of all commercial and industrial floor area. Most retail trade is in the form of shopping centers. There are 20 shopping centers on the Annapolis Neck.

Table 7. Commercial and Industrial Floor Area

Category	# Businesses	Square Feet	% Share
Agriculture, Forestry, Fishing	2	4,390	0.1
Mining	0	0	0
Construction	34	94,690	1.3
Manufacturing	18	229,720	3.2
Transportation, Communication, Electric, Gas, and Sanitary Services	53	616,133	8.6
Wholesale Trade	17	176,399	2.5
Retail Trade	430	3,605,280	50.3
Finance, Insurance, Real Estate	108	307,666	4.3
Services	343	1,718,257	24.0
Government/ Institutional	21	411,889	5.7
Total	1026	7,164,424	100

Source: Anne Arundel County Department of Planning and Code Enforcement Inventory of Business Establishments, 1995 with new square footage added through 1997, extracted from permit data.

Recreation, Open Space and other Land Uses

Recreation uses, such as parks, account for 6% or 650 acres, and Open Space and Natural Areas (floodplains and environmental areas) comprise 9% or 870 acres of the land in the Annapolis Neck planning area. The largest park on the Annapolis Neck and third largest County park is Quiet Waters Park located on Hillsmere Drive. One of the major areas of open space includes the area located at the headwaters of Broad Creek near Harry S. Truman Parkway. Utility (roads, water and sewer facilities) and government uses (schools) take up 11% of all land, comprising 1,110 acres.

Vacant and Agricultural Land Use

Vacant and Agricultural land accounts for about 19% of the County land area on the Annapolis Neck, comprising approximately 1,880 acres. The majority of this is vacant land. A large portion of the remaining undeveloped land lies south of Forest Drive in the area near Spa Road, as well as in areas north of Bestgate Road. A large portion of vacant land on the Annapolis Neck is in the Critical Area RCA and is environmentally sensitive. It is planned for residential uses.

1997 GDP Land Use

The County's current *General Development Plan* (GDP), as adopted in 1997, maps out a land use plan for the entire County that reflects desired future growth patterns over the next 10 to 20 years. The GDP Land Use Map is depicted in Map 12 for the Annapolis Neck Small Area. In general, the current GDP land use plan for the Annapolis Neck area consists of the following elements:

- **Low Density Residential** land use covering the Severn Grove area north of Bestgate Road, the Weems Creek neighborhood east of Rowe Boulevard, the lower end of the South Haven peninsula, properties along Broad Creek, the peninsula bordered by Gingerville Creek and Church Creek, land along the Annapolis City boundary south of Forest Drive, and the southeastern end of the Annapolis Neck, including the Hillsmere, Arundel on the Bay, and Bay Ridge areas,
- **Low- Medium Density Residential** land use covering the northern portion of the South Haven peninsula and the area between Riva Road and Gingerville Creek,
- **Medium Density Residential** land use in small areas adjoining the City of Annapolis boundary,
- **High Density Residential** land use in the area between Bestgate Road, Rowe Boulevard, and U.S. Route 50,
- **Town Center** designation covering the entire Parole Growth Management Area,

- **Commercial** land use in small areas along MD 2 and Bay Ridge Road,
- **Rural** land use covering the peninsulas along the South River between Church Creek and Harness Creek, and
- **Natural Features** land use covering Quiet Waters Park, Priests Point, Broad Creek Park, floodplain areas associated with various tributaries to the Severn and South Rivers, and small local parks such as Peninsula Park, Bestgate Park, and Thomas Point Park.

Existing Zoning

Zoning is one of the primary planning tools used to regulate the use and intensity, development, and preservation of land in the County. All land in the County is classified in one or more zoning classifications. Since most of the land in the Annapolis Neck is developed, the zoning reflects, for the most part, what exists. Current zoning in the Annapolis Neck planning area is shown on Map 13. Zoning classifications include residential, commercial, industrial, town center, maritime, and open space.

Table 8. Existing Zoning in the Annapolis Neck Small Planning Area

Zoning Category	Acreage	Percentage of Total
Low Density Residential Zones (RA, R1, R2)	7,110	70 %
Medium and High Density Residential Zones (R5, R10, R15, R22)	670	7 %
Commercial (C1, C2, C3, C4)	670	7 %
Marina (MA, MB, MC)	40	< 1 %
Town Center	490	5 %
Industrial (W1, W2, W3)	290	3 %
Open Space	760	8 %
Total	10,030	100 %

The low density residential zoning classifications account for 70% of all land zoned on the Annapolis Neck, with almost 2000 acres (20%) zoned R1 and about 5100 acres (50%) zoned R2. The R1 and R2 zoning classifications allow single family homes on lots of one to ½ acre in size. The medium density residential zones include land that is zoned for five to ten homes per acre and are usually developed with attached dwellings. These areas account for 4% of the land cover or about 400 acres. Land that is zoned for high density housing, above 10 homes per acre,

accounts for nearly 300 acres, or 3% of land on the Annapolis Neck. This land is zoned in the R15 and R22 zoning categories.

Map 12

Map 13

Land zoned for commercial uses accounts for about 12% of the Neck and covers approximately 1200 acres. This includes nearly 700 acres of commercially zoned land, nearly 500 acres of land zoned Town Center within the Parole Growth Management Area, and a small number of acres zoned for marina uses. Industrial zoning comprises less than 300 acres and accounts for about 3% of all zoned land.

Nearly 800 acres of land on the Annapolis Neck are zoned Open Space, which accounts for approximately 8% of the total land area. This includes some parkland, designated floodplain areas, and some community open space.

Proposed Land Use and Zoning Changes

This Small Area Plan proposes a new Land Use Plan for the Annapolis Neck area that attempts to refine the 1997 *General Development Plan* by more accurately reflecting both current development patterns and desired future growth over the 10 to 20 year planning period. Maps 14a and 14b depict the proposed Land Use Plan with the greenway overlay and the Critical Area overlay, respectively. Proposed changes in zoning are depicted on Maps 15 and 16. Table 9 lists the specific locations as well as the rationale for each of the proposed land use and zoning changes. In general, the land use pattern reflected in the GDP is carried forward in the Plan. It appears that an oversight occurred within the GDP. While a rural land use designation was recommended for the peninsulas along the South River between the south shore of Church Creek and Harness Creek, the recommendation failed to include other property that is also currently designated low density residential and has a Critical Area RCA overlay. Prior to initiating comprehensive zoning, these properties need to be addressed. (See Maps 14b and 15). The proposed changes outlined in Table 9 are discussed individually below. As mentioned previously, land use and zoning recommendations for properties within the PGMA will be addressed in the adopted *Parole Growth Management Plan*.

In addition, during the Comprehensive Zoning process for Annapolis Neck, property owners, community associations and others were provided an opportunity to request or oppose a change in zoning of any property in the planning area. A list of the 71 applications received and the Plan recommendations with regard to these is included in Appendix C.

Bay Ridge Woods (Reference 1)

A change in Land Use designation from Low Residential to Natural Features is proposed to indicate the Bay Ridge community's intention of preserving this area in its current undeveloped state.

Toad Hall and Oaklands Hall (Reference 2)

This property contains a large private estate, Toad Hall, which is listed in the Maryland Inventory of Historic Properties. The property lies within the Critical Area and is categorized as Resource Conservation Area. A change in Land Use designation from Low Residential to Rural is proposed to encourage a lower density of development.

Table 9, p.1

Table 9, p.2

Table 9, p.3

Map 14a

Map 14b

Map 15

Map 16

Wild Rose Shores, Wetheridge Estates, Romar Estates, Rundelac Farms, Bittersweet, and Properties Along Harness Creek View Road (References 3, 4, and 5)

A change in Land Use designation from Rural to Low Residential is recommended for these subdivisions to better reflect the existing development density. A Rural land use designation generally implies a development density of less than one dwelling per 2 acres. These areas have generally already been subdivided or developed according to their R1 or R2 zoning.

Childs Point, Ferry Point, Melvin Point, and Persimmon Point Peninsulas (Reference 6)

Residential Low Density (RLD) zoning is proposed for approximately 738 acres of land along the South River and its tributaries. The area is bordered by Church, Crab, Aberdeen and Harness Creeks. Currently, these properties are zoned either R1 (Bywater Road, Ferry Point Road, and Melvin Road areas) or R2 (Harness Creek Road area), which would allow a higher development density than the proposed RLD zoning. These areas are viewed as some of the only remaining land on the Annapolis Neck which can still be characterized as rural, and the intent of the proposed rezoning is to maintain this character. The area is designated as Rural on the Land Use Plan, is not planned for public water or sewer, and lies within the Critical Area Overlay zone. A more detailed map of this area including designated Critical Areas is shown in Map 16.

Quiet Waters Park (Reference 7)

An Open Space zoning designation is proposed for Quiet Waters Park, currently zoned R1, to reflect the existing use and the intent to preserve the area.

Property Adjacent to Peninsula Park (Reference 8)

An Open Space zoning designation is proposed for this parcel of land adjacent to Peninsula Park. The property is owned by the County and is planned as an expansion of the park.

Interchange at MD 2 / MD 665 (Reference 9)

These properties are either within the State Highway Administration right-of-way, or are immediately abutting this highway interchange. They are currently zoned either C4 or R15 as they were prior to construction of this interchange. Due to the location of the interchange, the properties are no longer suitable for highway commercial or high-density residential uses and are proposed to be rezoned to R2.

Property on North Side of MD 2 / MD 665 Interchange (Reference 10)

This parcel of land located on the north side of the MD2 / MD 665 interchange is currently zoned C4. Due to its location between the interchange ramp and floodplain areas zoned Open Space, it is not well suited for highway commercial use and is proposed to be rezoned to C2.

Properties Adjacent to Cape St. John Subdivision (Reference 11)

This proposed zoning change involves several parcels currently zoned R5 and located east of Riva Road between the Riva Trace subdivision (zoned R5) and the Cape St. John subdivision (zoned R2). A lower density residential zoning of R2 is proposed for the area to be more compatible with the rest of the Cape St. John area and to provide a buffer between the higher densities to the north.

Dreams Landing (Reference 12)

A change in Land Use designation from Low Residential to Medium Residential and Maritime is recommended for this parcel to better reflect the existing development density and marina uses which are consistent with the property's R10 and MA1 zoning.

Area-wide Land Use Map Changes

Several general Countywide changes in Land Use Map categories were made subsequent to the *1997 General Development Plan* and are reflected in the Small Area Plan Land Use Maps. These are listed below and reflected on the Proposed Land Use Map for the Annapolis Neck area:

- Industrial Land Use categories used in the GDP (Industrial Park, Light Industrial, Heavy Industrial) have been combined into one Land Use category (Industrial).
- The Government/Institutional Land Use category was used in the GDP to indicate major Federal and State facilities or land holdings located in the County, such as the Maryland House of Corrections, BWI Airport, Fort Meade military base, the U.S. Army Depot at Curtis Bay, and the U.S. Naval Station. This category has been expanded and now includes County-owned facilities, such as public schools.
- Many scattered commercial and marina properties across the County were not indicated on the GDP Land Use Map, due to the significant number of these and the small map scale of the Countywide GDP Land Use Map. Small Area Plan Land Use Maps are prepared at a larger map scale and allow more detail to be included. All properties that are used for commercial or marina purposes and planned to continue as such are now indicated on the Land Use Map with a Commercial or a Maritime designation, accordingly.
- All properties which are zoned Open Space and intended to be preserved as such, for example floodplain areas and parklands, are designated as Natural Features on the Land Use Map (excluding property in the Parole Growth Management Area which is included in the Town Center land use category).

Other Site-Specific Land Use Recommendations

In addition to the Land Use and Zoning Map changes listed above, several land use

recommendations were made pertaining to specific areas or parcels of land. These are listed in Table 10, located at the end of the Land Use and Zoning chapter. The table is accompanied by Map 17, which outlines each specific area or parcel and identifies it with a number which corresponds to the reference number in Table 10.

Furthermore, in order to implement the goals of this Plan, consideration should be given to other zoning changes that would reduce residential densities for properties that contain sensitive natural features, that are located adjacent to open space or other natural feature areas, that are located within single-entry neighborhoods, or that would add to traffic along the Forest Drive/Bay Ridge Road corridor.

Issues Related to Land Use

Land Use issues identified at the public forum and by the committee include:

1. maintaining the area south of Forest Drive as rural,
2. concentrating new commercial development and redevelopment in identified activity centers in the City of Annapolis and on the Annapolis Neck,
3. maintaining appropriate residential densities to support transit and use land most efficiently,
4. improving the design of new and redevelopment projects,
5. encouraging a more pedestrian scale of development,
6. providing additional open spaces for passive and active recreation,
7. the need for more regional planning with the City of Annapolis, Anne Arundel County, State of Maryland and U.S. Naval Academy, and
8. monitoring development in the Parole Growth Management Area to obtain a greater balance of uses and design.

Goals and Recommendations

I. Priority Goals

Goal: Improve the methodology for assessing the impacts of growth on area infrastructure and facilities such as roads, schools, and utilities.

Recommendations

1. Update and refine the Parole Transportation Model with the Baltimore Metropolitan Council (BMC) Model 2000 base year and forecast 2025 projections. Use the updated Parole Transportation Model to assist in developing a transportation plan for the peninsula and in determining appropriate land use densities for the Annapolis Neck and the Parole Town Center. Defer comprehensive zoning for the Annapolis Neck Small Area and the Parole Town Center until this update is completed.
2. Frequently update and adjust population projections and growth forecasts by number of households to provide a basis for sustainable development and infrastructure and

facilities planning.

3. Maintain accurate and up-to-date records of development and vacant developable land to aid Adequate Public Facilities calculations.
4. Undertake interactive land use and transportation modeling to evaluate the impacts of growth on the transportation network. Use or develop similar tools or methodologies to evaluate growth impacts on public facilities and utilities and natural resources.
5. The results of this effort should be used as a basis for establishing future land use and planning policies.
6. Amend the Adequate Public Facilities (APF) ordinance to address the unique transportation constraints on peninsulas.

Goal: Assure continued public participation in the planning process.

Recommendations

1. Encourage community associations, business groups and other representative bodies to stay involved in the planning process in the Annapolis Neck. Develop a mechanism for keeping the public informed as implementation of the Small Area Plan progresses.
2. Report to the public on the status of implementation of the Annapolis Neck Small Area Plan every two years.

Goal: Recognize the significance of the Parole Growth Management Area as a regional center and the impact that this has on planning for the Annapolis Neck area.

Planning for the PGMA is beyond the scope of the Annapolis Neck Small Area Plan. However, Parole was inevitably a factor in this Plan, particularly as it related to the overall concept plans for regional transportation and transportation centers, the network of activity centers (in which it is the largest center), and bicycle and pedestrian pathways. As planning efforts continue for the Parole area, the following recommendations should be considered.

Recommendations

1. The need for regional planning was the number one issue raised by residents in the two public forums and many public meetings which were conducted. During the planning process, the regional impact of specific recommendations for the PGMA should be taken into account, particularly as they relate to land use and transportation.
2. Provide for cyclist, pedestrian and transit access as well as vehicular access in all elements of the *Parole Growth Management Plan*.

3. Include a multi-modal Regional Transportation Center as a key focal element.
4. Set a design goal for Parole to envision an outstanding urban center which will complement the appeal of the historic Annapolis city center for visitors and residents alike.

II. Land Preservation

Goal: Initiate an Open Space Program for preservation of agricultural and large undeveloped properties on the Neck.

Residents are opposed to total development of the Neck, and wish to preserve remaining agricultural and undeveloped land as open space. Voluntary preservation is preferable to zoning, environmental controls, or onerous restrictions on development. Table 10 presents land use recommendations pertaining to specific areas or parcels of land on the Annapolis Neck, the locations of which are shown on the associated Map 17. Many of these are properties for which it is recommended that possible conservation options be developed and discussed with the property owners.

Recommendations

1. Make greater use of proven conservation devices, such as agricultural, scenic or conservation easements, which have not been aggressively utilized in the past.
2. Evaluate feasibility of a Transferable Development Rights program. Study alternatives, such as trading residential for commercial rights, or the County purchasing unused rights, to make programs attractive to participants. Include the City in discussions.
3. Encourage formation of land trusts, or other appropriate measures, to address specific conservation needs such as those listed in Table 10.
4. Inventory possible conservation easements with community associations, large property owners and land trusts. Inform property owners of tax and environmental benefits, and encourage them to participate.
5. Investigate Calvert County's loan program in which 501C3 civic groups and land trusts can borrow up to \$1,000,000 for land protection.
6. Develop an ordinance that would automatically transform platted open space to zoned open space. (At present, the County zones some open space because of its development constraints such as floodplains and wetlands. It plats other lands as open space during subdivision or site plan approval. However, the latter is not reflected on land use or zoning maps, thus leading to over-estimates of the amount of land available for development.)

Goal: Implement the Annapolis Neck Greenway.

A Countywide *Greenways Master Plan* was adopted in October 2002. The plan defines three basic types of greenways. Ecological greenways have the primary objectives of preservation and of serving wildlife by protecting minimum habitat requirements. Recreational greenways primarily serve people by creating an off-road trail network. Finally, ecological greenways with recreational use are those that provide opportunities for walking, bicycling, and nature enjoyment in selected ecological greenways. As part of the master planning process, specific criteria were established which determine the suitability of an area under study for inclusion in the *Greenways Master Plan*. While the adopted greenway system is primarily an ecological greenway, the system does include some recreational segments that connect to national greenway trail systems, such as the B&A Trail and the South Shore Trail.

Within the Annapolis Neck small planning area, the greenway system includes a segment extending from the Church Creek headwaters to Quiet Waters Park. It includes the wooded portion of the Crab Cove development adjacent to Church Creek and placed under conservation easement, the Masque Farm/Crystal Spring Farm area, and the Hunt Meadow wooded open space area. This greenway system is shown on Map 18 at the end of this chapter. In addition, Map 10 in the Natural and Historic Resources chapter shows the relationship between the Greenway and the Natural Area Network.

Recommendations

1. Pursue additional funding for the purchase of land for the Annapolis Neck Greenway, Natural Area Network, and the Pedestrian and Bicycle Plan if easements and other strategies prove inadequate. Identify sites for investigation, such as the vacant land adjacent to Quiet Waters Park, Homeport Farm, Bestgate Road area, along Weems Creek, and Priest Point.
2. Target forest mitigation efforts to areas designated for the greenway where possible.

Goal: Minimize impervious surfaces in new or revitalized development to reduce stormwater runoff.**Recommendations**

1. Reduce retail parking by establishing maximum as well as minimum parking requirements.
2. Encourage multi-level parking to reduce land required for parking and increase green space.

III. Growth Management

Goal: Recognize the Annapolis Neck as a major economic center and focus growth in designated activity centers.

Attractive and convenient sites are necessary to attract new businesses and offer a wide range of employment opportunities.

Recommendations

1. Do not permit additional commercial intrusion outside the PGMA.
2. Activity centers should encompass the full range of needs for business sites and employment opportunities. Encourage a mix of residential, employment and commercial uses in these centers.
3. Limit new commercial development to designated activity centers to reduce travel time between housing, jobs and services as described in Chesapeake Bay Foundation's Network for Livable Communities. Restrict new commercial development to these centers to provide easy access.
4. To offer diversity in employment opportunities, encourage high tech and scientific businesses at the level of community activity centers.
5. Comply with the dictates of Smart Growth for directing development to areas with existing or planned adequate infrastructure and facilities.
6. A preliminary identification of some existing activity centers follows. These locations are shown on Maps 2 through 5 in the Plan Concept section.

1. Parole Growth Management Area:

- 1) Parole Town Center: North of Aris T. Allen Boulevard, between Jennifer Road and Solomons Island Road. Mixed uses include regional retail, restaurant, offices and services and high density residential.
- 2) Riva: Along Riva Road south of Aris T. Allen Boulevard. Extends north along Harry S. Truman Parkway and south to the Science Center on Admiral Cochrane Drive. Mixed uses include office, governmental, administration, medical services, research and high tech, hotel and restaurants.
- 3) Annapolis Mall/North Parole: North of Jennifer Road. Extends east along Bestgate Road and west along Defense and Generals Highways. Mixed uses include a regional mall, retail, hospital, offices, hotel and restaurants

and high density residential.

2. Outer West Street [City]: Along Chinquapin Round Road and outer West Street, extending east from Hicks Avenue to Legion Avenue. Mixed uses include retail, wholesale, industrial, warehousing and storage.
 3. **Inner West Street [City]:** Extending along West Street from Russell Street through the new Taylor Avenue Circle to historic downtown Annapolis. Mixed uses include office, retail, restaurants, galleries, and residential and related services.
 4. **Historic Downtown Annapolis [City]:** Downtown Annapolis functions as a single integrated mixed use center with government, higher education, retail, office, entertainment and residential functions. Uses include State, County and City government, the U.S. Naval Academy and St. John’s College, offices, small shops, hotels, galleries, restaurants, bars and maritime facilities. Residential use is intermixed throughout the center.
 5. **West Annapolis Center [City]:** Rowe Boulevard to Annapolis Street and from Taylor Avenue to Melvin Avenue. Mixed uses include retail, office, restaurant and residential.
 6. **Eastport Center[City]:** At the intersection of Bay Ridge Road and Chesapeake Avenue, on 4th Street between Severn and Chesapeake Avenues, and along the shores of Spa and Back Creeks. Mixed retail uses are concentrated on Bay Ridge and 4th Streets, and maritime uses and services are clustered along the creeks. Residential use is intermixed throughout the center.
 7. **Outer Neck Center:** Along Bay Ridge Road from Hillsmere Drive to Edgewood Road. Mixed uses include retail, restaurant, office, maritime and residential.
 8. **South Shore Center:** Along Forest Drive from Chinquapin Round Road to Newtowne Drive. Mixed uses include: retail, office, State Office, and residential and related services.
7. Provide appropriate land use and zoning standards for activity centers.
 8. Classify all activity centers by function, and identify problems and opportunities for each center. Require coordinated and integrated development or redevelopment. Designs should stress the importance of central squares or plazas to provide outdoor meeting places, with convenient service, for people to linger and relax.

Goal: Revitalize existing older neighborhoods and activity centers.

Recommendations

1. Maintain high creative standards for the redevelopment of Parole Center.
2. Provide assistance to homeowners to revitalize homes such as along Old Annapolis Neck Road, the north and south sides of Bestgate Road and Oak Court.

Goal: Expand the application of Transit Oriented Design concepts.

Recommendation

1. Embody the planning concepts normally associated with bus and van transit modes. At stops or stations provide adequate site area for dedicated vehicle boarding and discharge lanes, bicycle storage racks and shelters. Arrange stops for easy and direct pedestrian access from nearby retail and residential areas.

IV. Meeting Peoples Needs

Goal: Increase public access to the Chesapeake Bay and its tributaries.

Recommendations

1. Conduct a professional study to develop a plan for limited public access to the shore and water along the Annapolis Neck peninsula. The purpose of this plan would be to identify sites where the shore and water can be accessed by the public. The planning process should include the following steps:
 1. Identify potential sites for public access.
 2. Develop funding sources for site acquisition.
 3. Include established sites on any appropriate County maps.
2. Develop and implement plans for over-the-beach launching of canoes, kayaks and rowboats.

Goal: Create more active recreation opportunities.

Recommendation

1. In reviewing development proposals, pursue more creative and innovative ideas for provision of recreation areas.

Goal: Provide affordable housing for all ages and economic levels of the population.

Recommendations

1. Provide a range of housing densities and types near activity centers to achieve a broader range of housing choice, with higher density housing located in or near the core of the

center, and low-medium housing densities moving outward from the center. Activity centers should be considered as possible receiving areas under a Transferable Development Rights program, should the County adopt such a program.

2. Evaluate an inclusionary housing program which would require some affordable and subsidized housing in all new residential developments. Use proven and nationally recognized available models.

Goal: Encourage and promote creative and desirable forms of development and a simplified design review process. Discourage undesirable conventional proposals.

Recommendations

1. In order to promote innovative development design, such as clustering, offer bonus density in appropriate areas and expedite processing for development proposals. Another approach would be to penalize the density allowed when conventional large lot developments are proposed.
2. Encourage and promote transit-oriented development.

V. Community Design

Goal: Emphasize the importance of place.

Conventional zoning has often proven ineffective in the effort to combat sprawl and to provide development that creates a sense of place. Places are focal points for shared activity. Places are shared spaces where people want to be even if they have no specific reason, such as the Annapolis City Dock.

Goal: Strengthen neighborhoods to serve as the basic building blocks of place making.

Recommendations

1. Map the neighborhoods of the Annapolis Neck in order to understand the shared goals and organization of residents. Graphically show neighborhoods on a plan.
2. Prepare descriptions of all neighborhoods by geographic boundaries, accessibility, and social and economic commonalities.
3. Develop programs, in partnership with residents and associations, for neighborhood improvement. Actions could include adding street trees, building shortcut pathways and bikeways to bus or van stops, sidewalk construction or repair, signage, or adding traffic calming devices.
4. Protect residential areas from adverse impacts due to PGMA development and traffic by

maintaining a forested buffer for homes adjacent to the PGMA along the Gingerville Creek drainage area from the PGMA boundary to the waters of the creek; Cowhide Branch from Bestgate Road to Weems Creek; Cabin Branch from Generals Highway to Saltworks Creek; and Broad Creek from US Route 50 to the waters of the creek.

5. Protect Northern and Western Neck residential areas from adverse impacts due to PGMA traffic by providing traffic calming measures on collectors and minor arterials.

Goal: Integrate new housing developments with existing ones.

Recommendations

1. Avoid single entry developments when possible. Provide multiple points of access for both existing and new developments.
2. Encourage neighborhood and community associations to inform their members of the public safety advantage of multiple access points.
3. Prepare plans for land projected for development which show preferred circulation systems and connections to adjacent properties.
4. Revise subdivision regulations to provide pedestrian access and recreation linkage between subdivisions.

Goal: Improve the appearance of major roadways in the Annapolis Neck area.

Roadways are an important element of the environment, and are places on which people spend increasing amounts of time. Beautification will raise property values and tax revenue, as well as add pleasure to our lives.

Recommendations

1. Initiate a Boulevard and Parkway Program to identify, classify and design major arteries, and implement improvements to create a boulevard or parkway character on these roads, as described below:

Boulevard: an urban thoroughfare fronted with buildings, and with walks and buildings on each side separated from the roadway by street trees. Rowe Boulevard near downtown Annapolis is an example of this type of road.

Parkway: a suburban arterial with a landscaped median, and with walks and buildings on each side set well back from the roadway and obscured with trees and dense landscaping. Forest Drive between Hillsmere Drive and Martha Court is an example of this type of road.

Boulevards would occur primarily within activity centers, while parkways would be linkages between centers.

2. Prepare long range plans for the entire length of each boulevard and parkway. Planning teams should include landscape architects, urban designers and representatives of pedestrian and pedestrian/bicyclist interests. Plans should evaluate impacts on adjacent land uses. Implement in phases as budget permits.

Goal: Strengthen landscaping requirements.

Too often mature trees are eradicated and replaced with minimal new growth. Landscaping is typically limited to the edges of new development. Commercial and residential development is inadequately screened and separated from adjacent roads.

Recommendations

1. Emphasize preservation of existing woodlands for landscape buffers along arterial and collector roads for both residential and commercial uses. Add understory plantings as a transition from conserved to developed areas.
2. Add standards for understory shrubs and ground cover to the County Landscape Manual requirements.
3. Modify landscaping requirements for parking lots in commercial and multi-family developments to increase internal green area requirements, and integrate the Stormwater Management Ordinance planting requirements for bioretention facilities with the Landscape Manual requirements, so that landscape credit is earned for plantings in bioretention facilities.
4. Require 50% of plant material to be from a County approved list of environmentally friendly species.
5. Improve maintenance of landscaping and facilities for parks, and for both public and private landscaping along roadways.
6. Encourage the burying of overhead power and communication lines in new development and redevelopment projects.

Goal: Review and update sign regulations.

Recommendations

1. Evaluate allowable sizes and design standards, and develop more restrictive standards.
2. Require design unity among signs within commercial or mixed use activity centers.

3. Shorten time limits for temporary political campaign and real estate advertising signs.
4. Install larger cross-street signs on major arteries and place them to give advance notice of pending intersections.

Map 17

Table 10 p1

Table 10 p2

Table 10 p3

Table 10 p4

Table 10 p5

Table 10 p6

Table 10 p7

Map 18