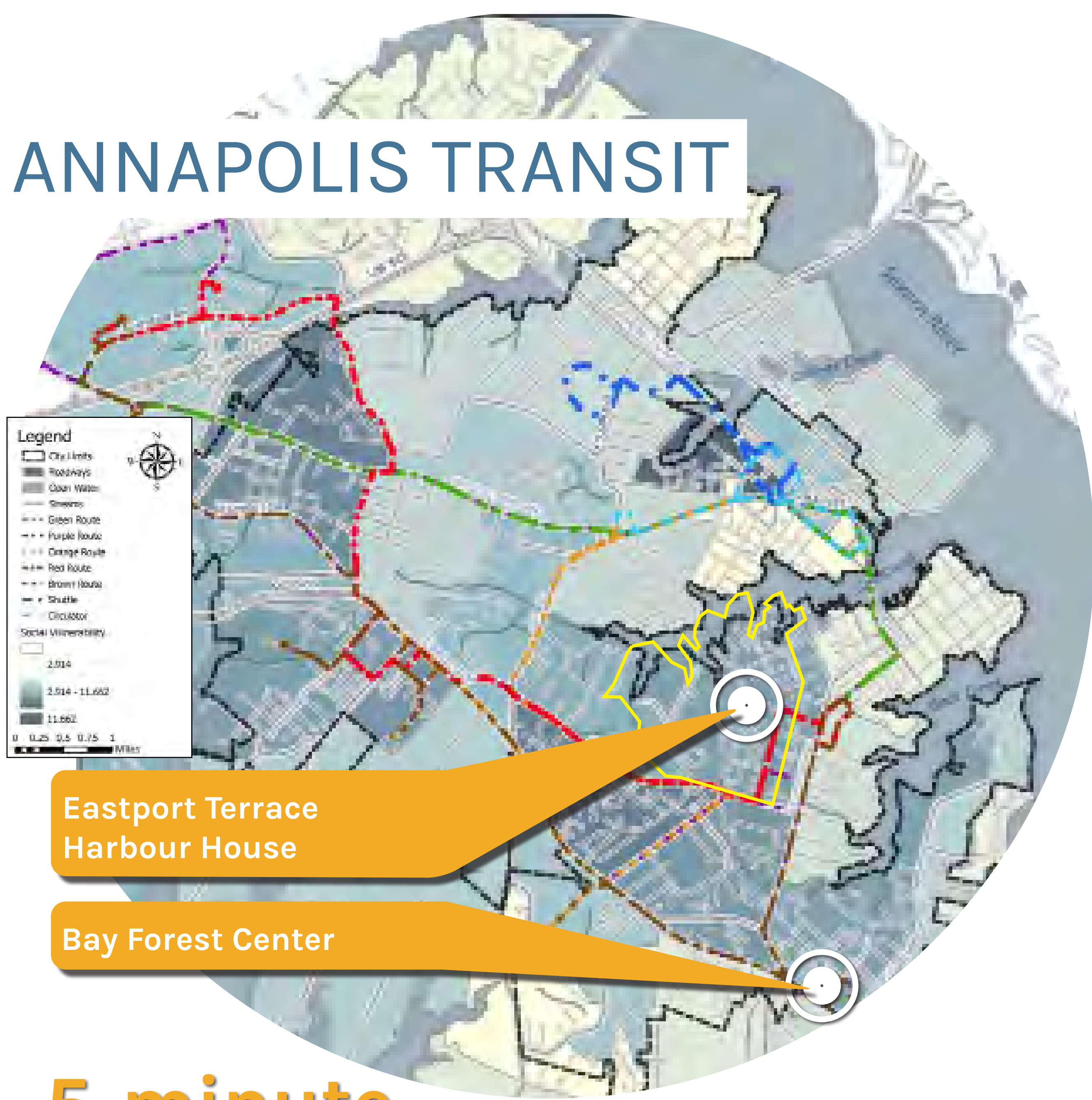


# Getting Around MOBILITY

## ANNAPOLIS TRANSIT



### 5-minute

Bus ride between Eastport Terrace & Bay Forest Center (Bay Forest Center)

### HOUSEHOLDS WITHOUT CARS



**13%** Neighborhood  
7% Annapolis

### POPULATION WHO WORKS FROM HOME



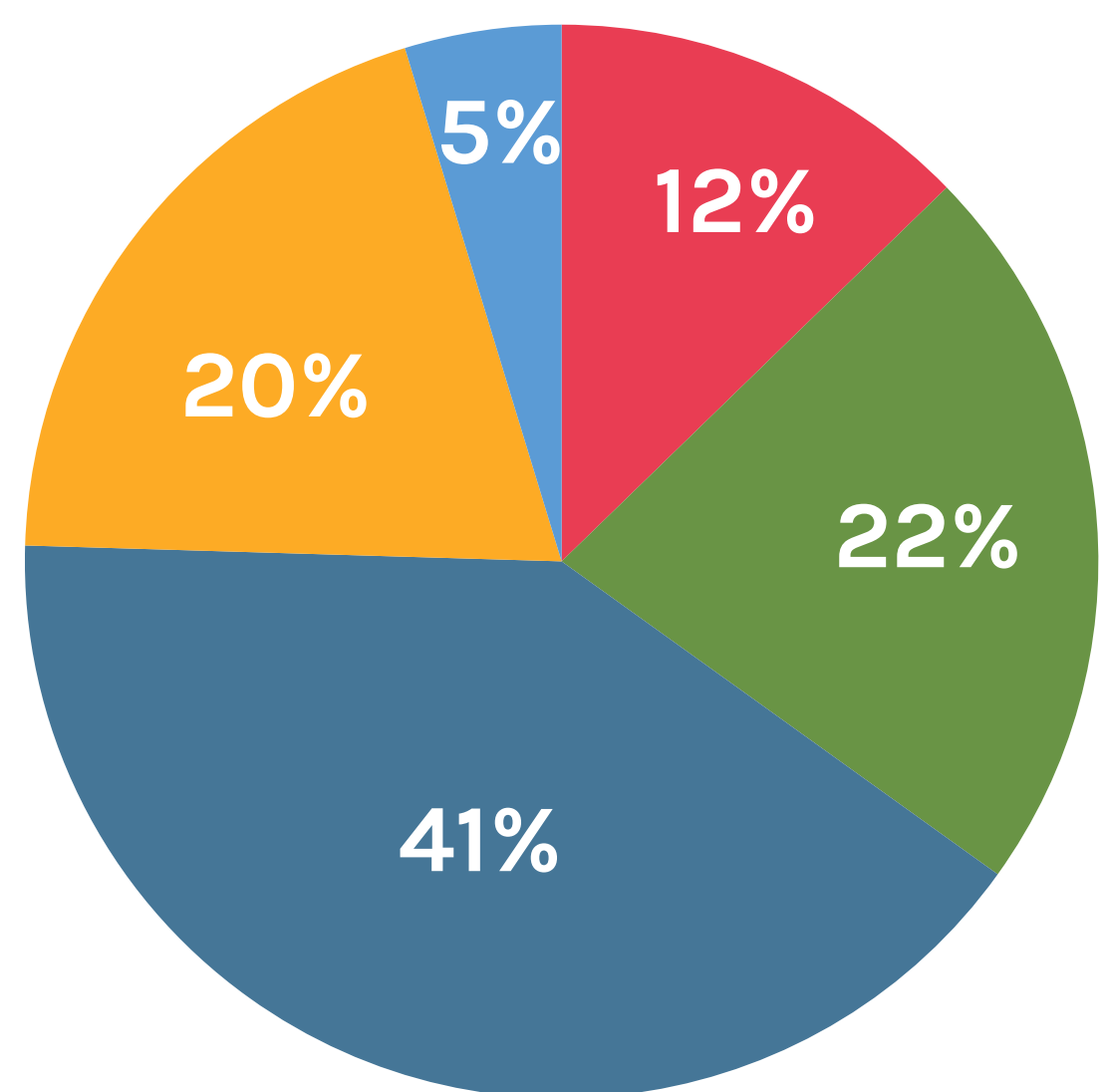
**11%** Neighborhood  
9% Annapolis

### POPULATION WHO USES PUBLIC TRANSIT TO GET TO WORK



**7%** Neighborhood  
5% Annapolis

2020 ACS 5-Year Survey



### ET-HH Residents Commute Distance

(at least 3 days per week) Preliminary Findings of ET-HH Residential Survey

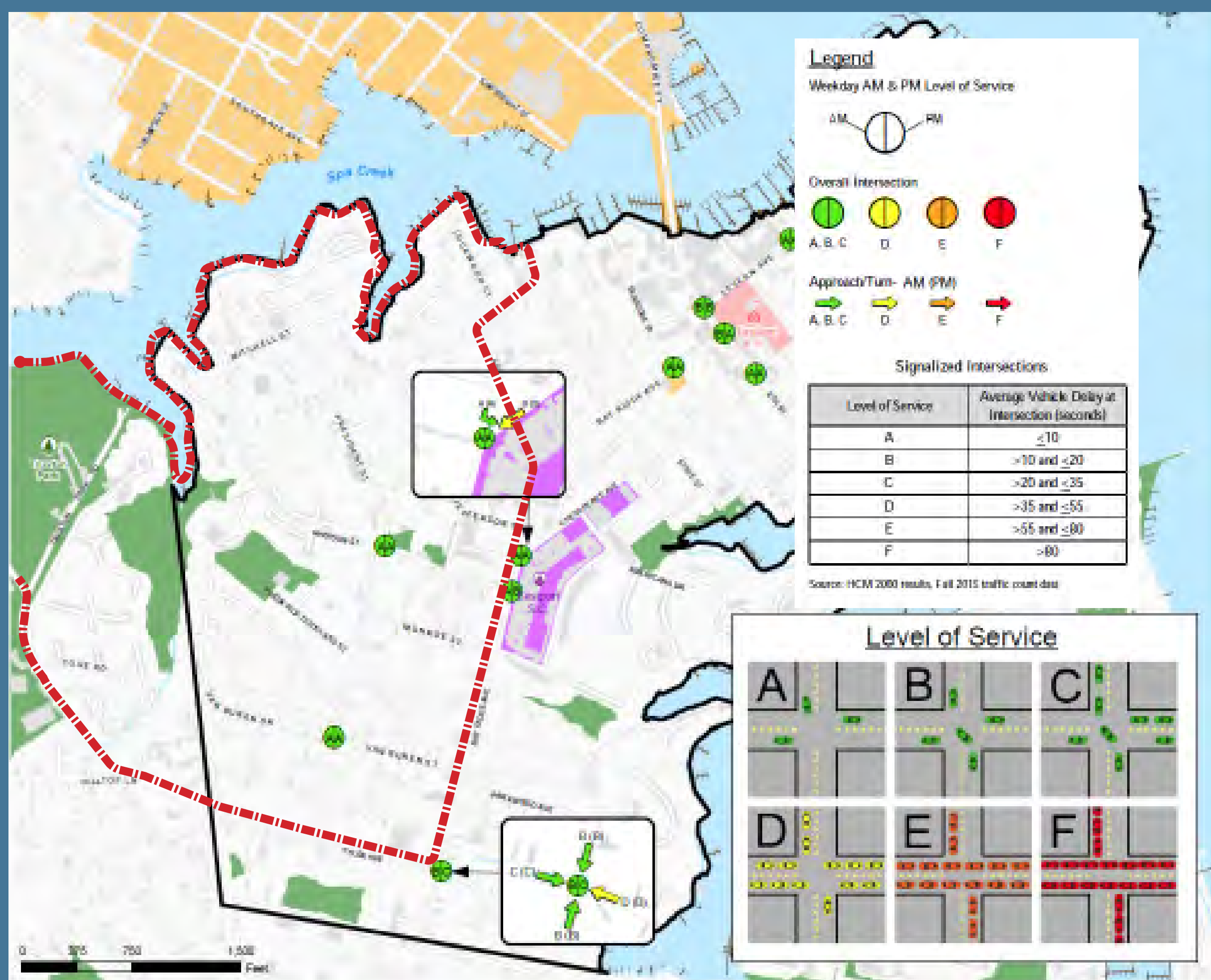
- Within the Neighborhood
- Within the City of Annapolis
- Within Anne Arundel County
- Beyond Anne Arundel County
- I do not regularly commute outside the neighborhood



ET-HH Walk Score  
<https://www.walkscore.com/>



**4.5%**  
of Neighborhood  
Population  
Walks to Work  
2020 ACS 5-Year Survey



## EASTPORT TRANSPORTATION STUDY 2016

### KEY FINDINGS

- High Level of Service (A)** at key intersections on Bay Ridge Avenue
- 300 Additional Trips = 850 Apartments** Bay Ridge / 6th / Chesapeake Corridor begins to break down around 1850 vehicles per hour (300 additional PM Trips)

### KEY PLANNING GOALS

- Investments in other modes of transportation
- Improved cycling facilities
- Select pedestrian improvements & traffic calming
- Improvements to bus services



Choice Eastport



ANNAPOLIS  
Maryland



# Streets & Features

# NEIGHBORHOOD

## Top 5 things you LIKE about the Neighborhood

Preliminary Findings of ET-HH Residential Survey

1. **HOUSING AFFORDABILITY** (55.1%)
2. **NEIGHBORHOOD CONVENIENCES** and Services (33.7%)
3. **PUBLIC TRANSPORTATION** / Bus System (31.1%)
4. Nearby to **FAMILY AND FRIENDS** (26.7%)
5. **SENSE OF COMMUNITY** / Rooted in Neighborhood / Family History (17.8%)

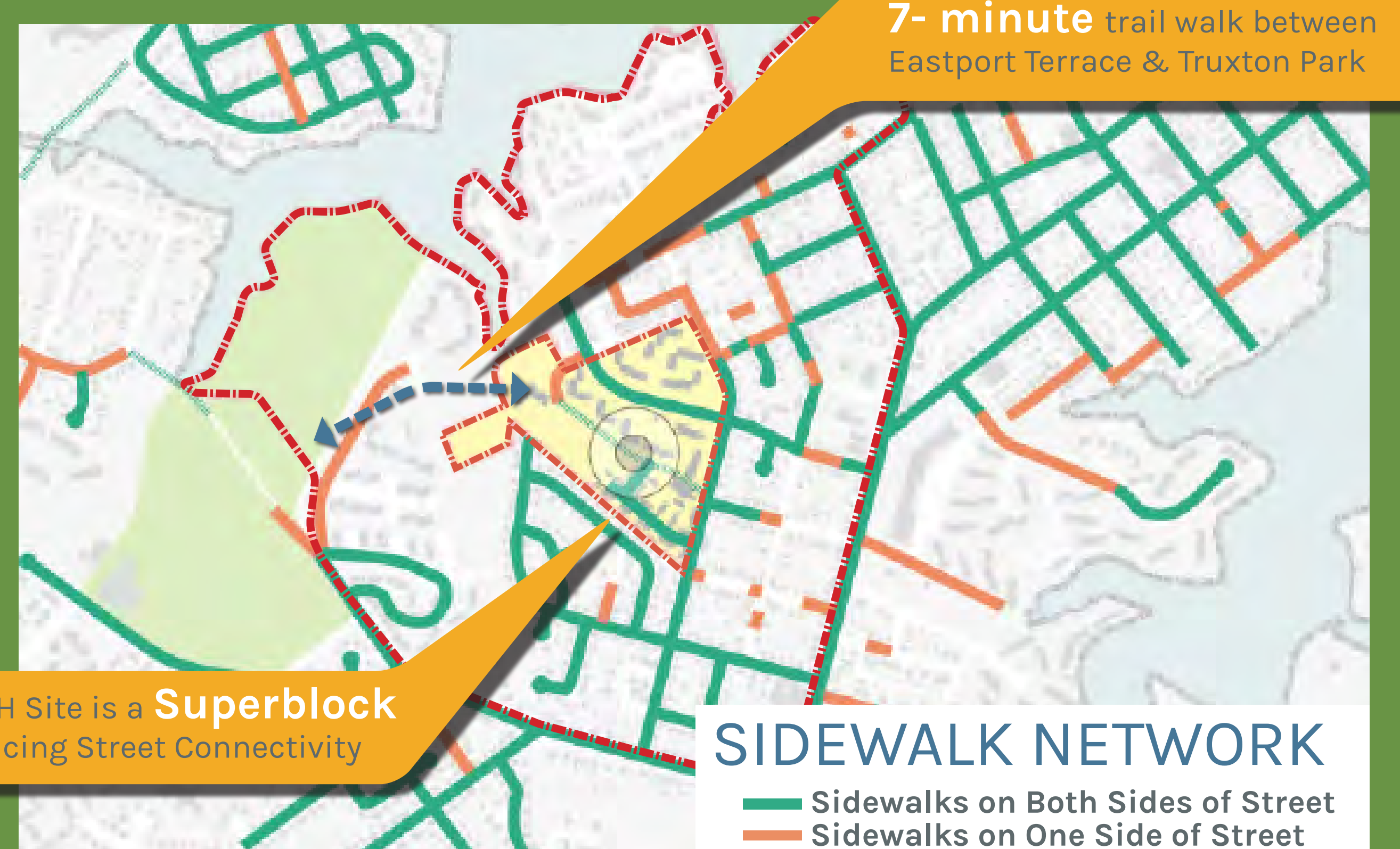
## Top 5 things that you would IMPROVE in the Neighborhood

Preliminary Findings of ET-HH Residential Survey

1. More **NEIGHBORHOOD CONVENIENCES** and Services such as Grocery Store, Bank, Laundromat (38.2%)
2. More Programs/Positive **ACTIVITIES FOR YOUTH** (36.9%)
3. Effective **PUBLIC SAFETY** Initiatives (36.9%)
4. Better **STREET LIGHTING, STREET LAYOUT** and/or **SIDEWALKS** (29.3%)
5. More **SOCIAL SERVICES** and Programs (28.0%)

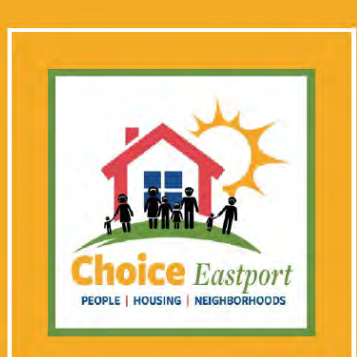
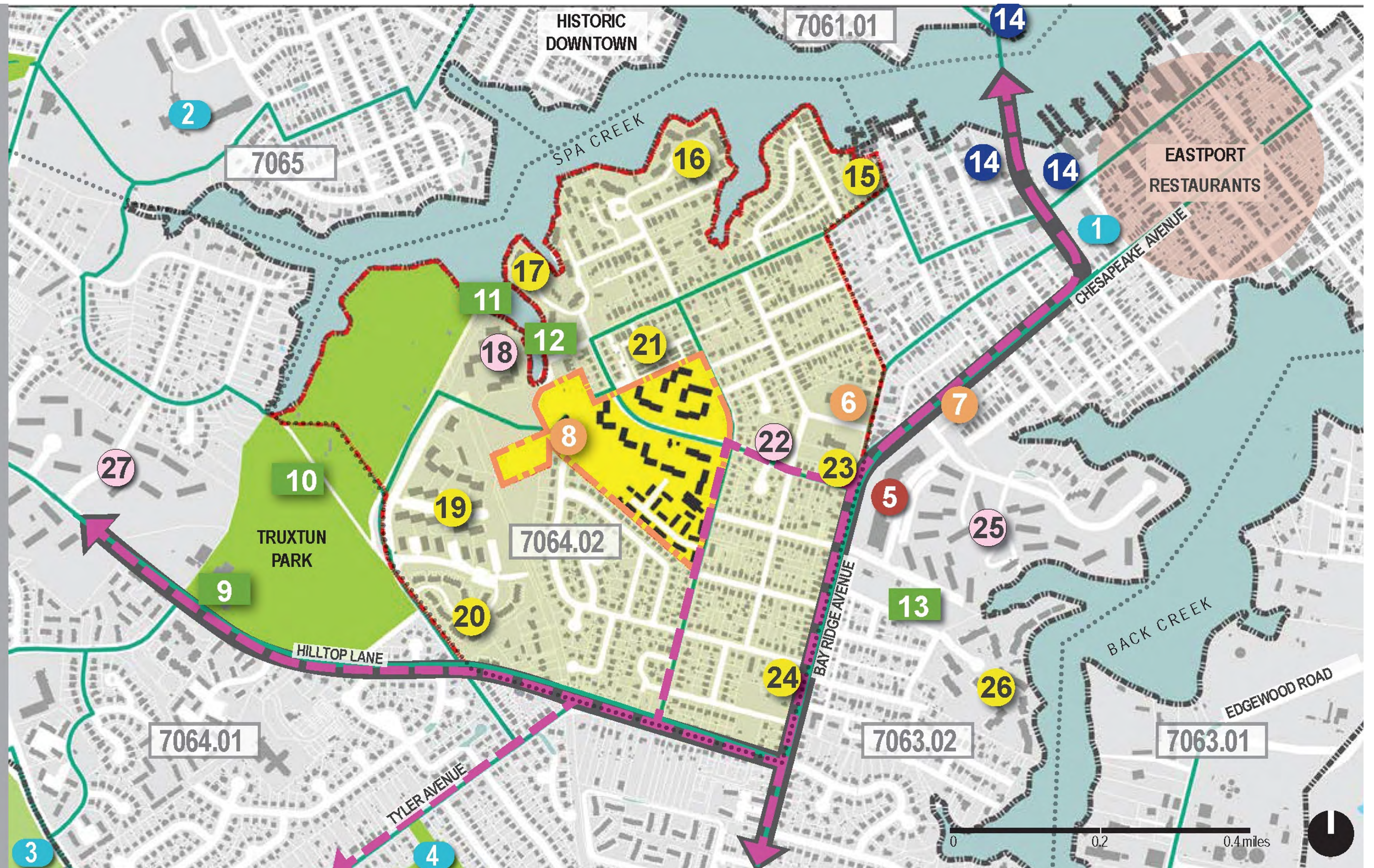


1. Parking lots do not create comfortable, well-defined streetscapes
2. Missing sidewalks
3. Narrow sidewalks interrupted by utility poles
4. Multiple curb cuts for driveways (potential blind intersections)
5. Lack of shade trees along streets
6. Limited area of refuge at intersections (potential blind intersections)



## Neighborhood Assets

- SCHOOLS**
- 1 Eastport Elementary School
  - 2 Wiley H. Bates Middle School
  - 3 Annapolis Middle School
  - 4 Tyler Heights Elementary School
- COMMERCIAL CENTERS**
- 5 Eastport Shopping Center (PNC Bank, Diehl's Market, Rite Aid Pharmacy)
- GOVERNMENT AND CIVIC CENTERS**
- 6 Eastport Fire Department
  - 7 U.S. Post Office
  - 8 Housing Authority of City of Annapolis
- PARKS AND RECREATION**
- 9 Pip Moyer Recreation Center
  - 10 Kenneth Dunn Municipal Pool
  - 11 Truxton Park Boat Ramp
  - 12 Hawkins Cove Community Open Space (Active Project)
  - 13 St. Luke's Nature Park
- YACHT CLUBS**
- 14 Annapolis Yacht Club Facilities
- RESIDENTIAL COMMUNITIES**
- 15 South Annapolis Yacht Center (Under-Construction Luxury)
  - 16 President Point Condominiums
  - 17 Shearwater Condominiums
  - 18 Spa Cove Apartments (Market Affordable)
  - 19 Spa Cove Condominiums
  - 20 August Woods
  - 21 Boucher Place (Recently Built Market Rate)
  - 22 Madison Apartments (Market Affordable)
  - 23 934 Bay Ridge Avenue Condominiums
  - 24 Cadia Healthcare of Annapolis (Assisted Living)
  - 25 Watergate Apartments (Market Affordable)
  - 26 Severn House Condominiums
  - 27 Admiral Farragut (Market Affordable)
- Other Assets:**
- Bicycle Facilities
  - Bus Routes
  - CNI Neighborhood Boundary
  - Eastport Terrace and Harbour House Site
  - Census Tract Boundary and Number



**Choice Eastport**



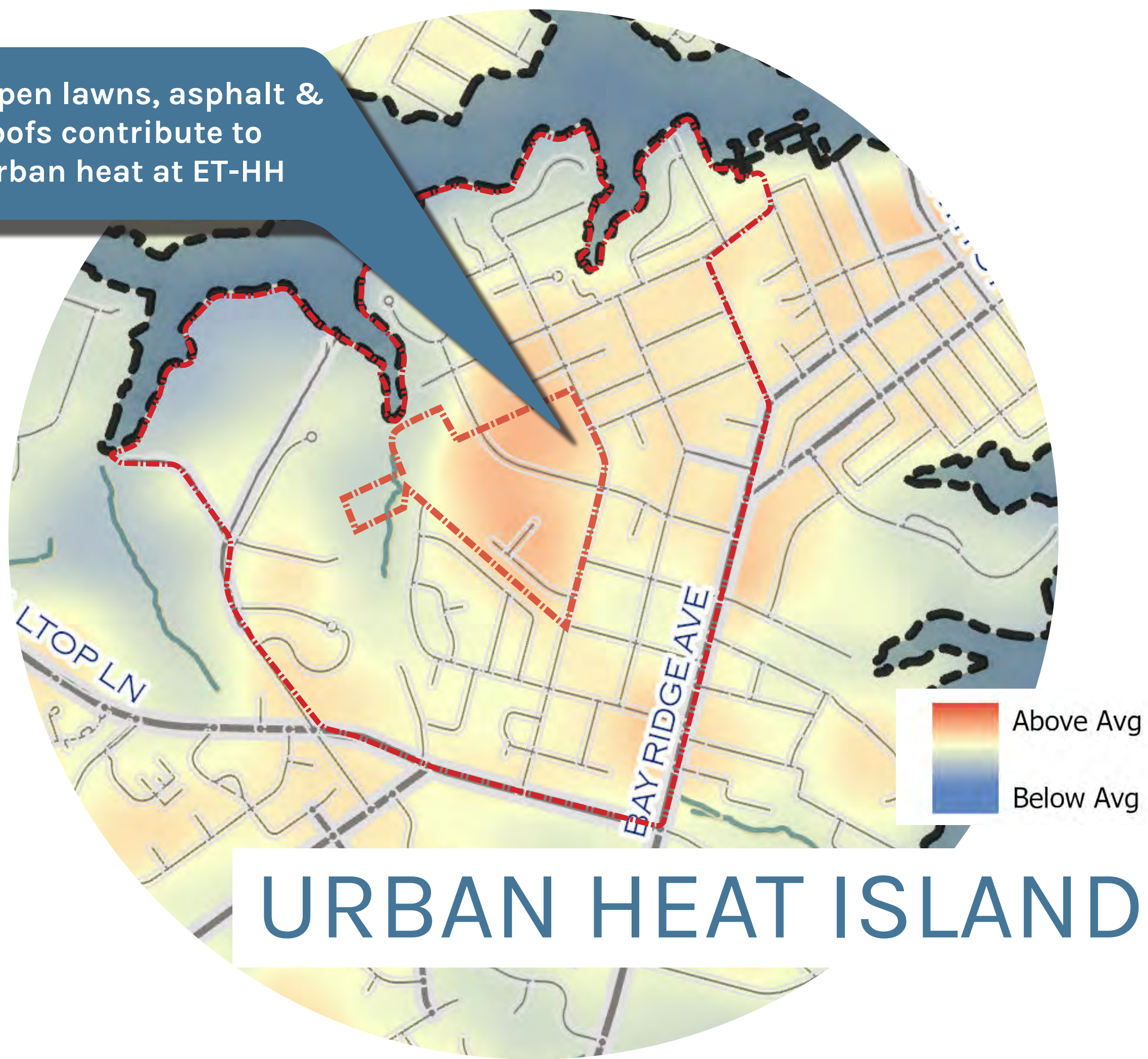
**ANNAPOLIS**  
Maryland



# Resiliency, Parks & Recreation

# OPEN SPACE

Open lawns, asphalt & roofs contribute to urban heat at ET-HH



## Top 5 RECREATIONAL things you would LIKE to have in the Eastport Neighborhood

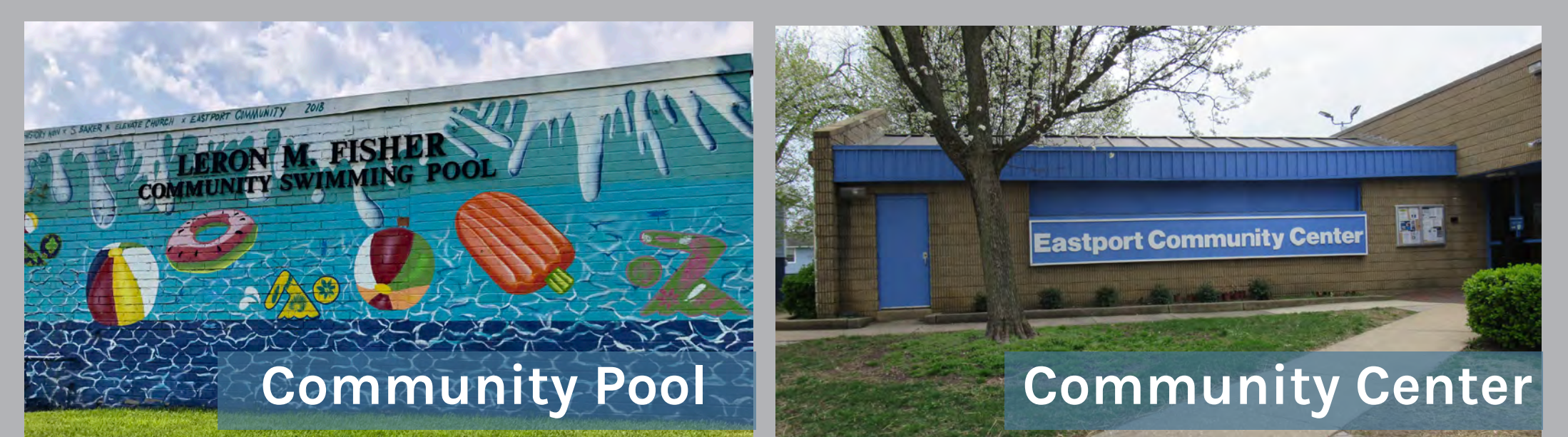
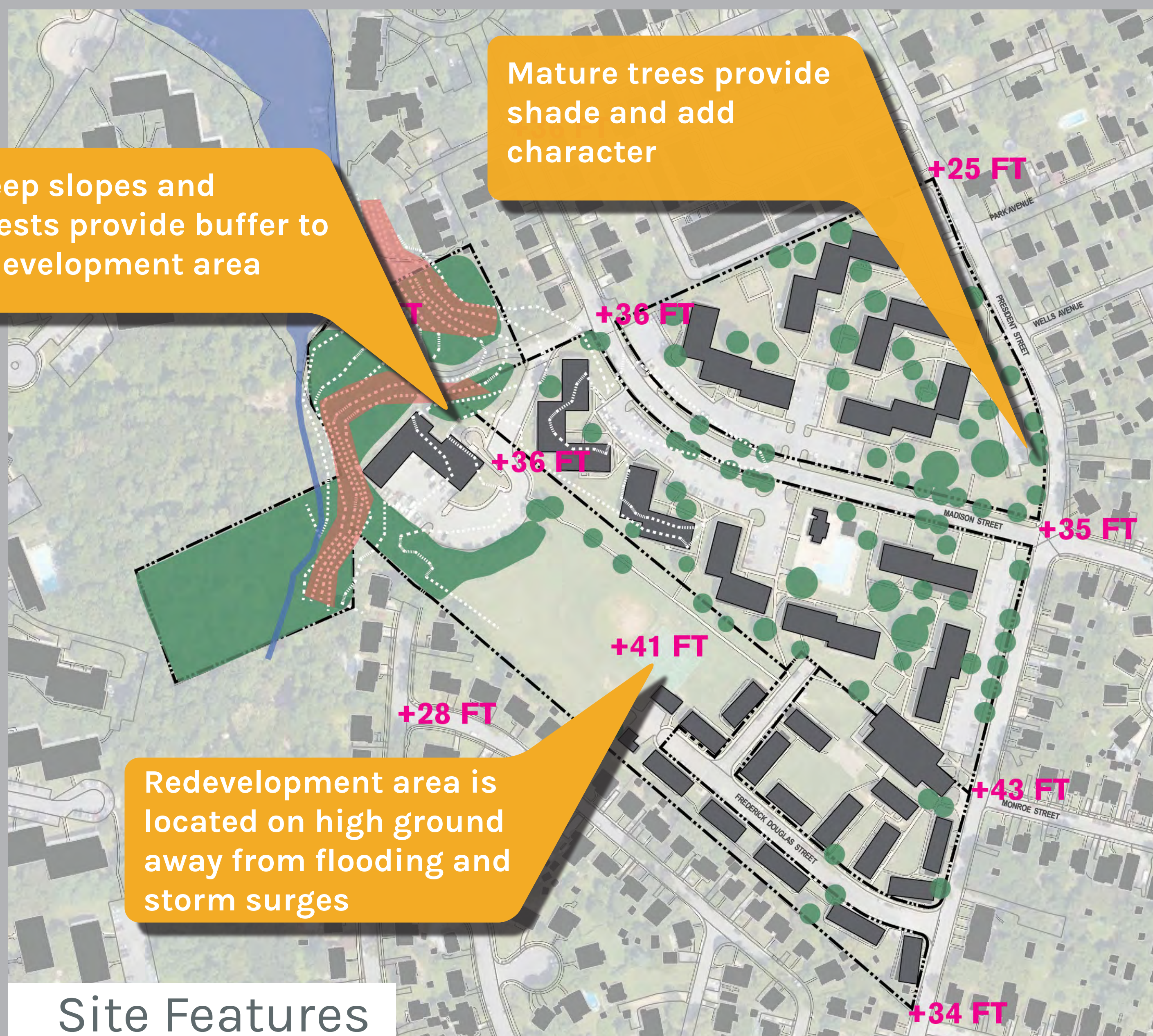
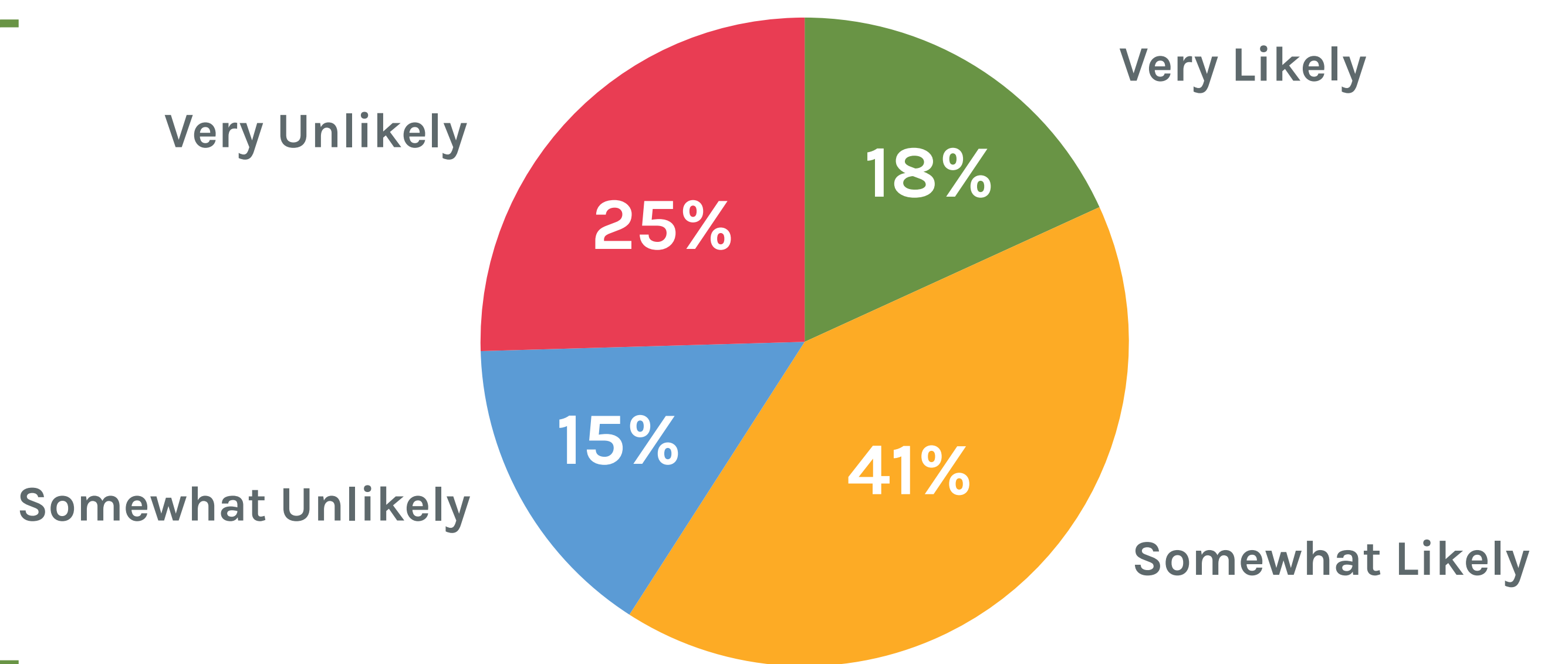
Preliminary Findings of ET-HH Residential Survey

1. **PICNIC / BARBECUE AREA** (64.9%)
2. **POOL / Sprinkler SPLASH PADS** (44.4%)
3. Regular **PARK EVENTS** and Activities for all Ages (44.4%)
4. **SITTING AREA** with Tabletop **GAMES**, shuffleboard court, bocce field, etc. (41.3%)
5. **PLAYGROUND / TOT LOT** (36.9.0%)



## LIKELINESS TO PLAY OUTSIDE in the Neighborhood

Preliminary Findings of ET-HH Residential Survey



Existing Recreation Spaces

## EASTPORT TERRACE-HARBOUR HOUSE



**Choice Eastport**



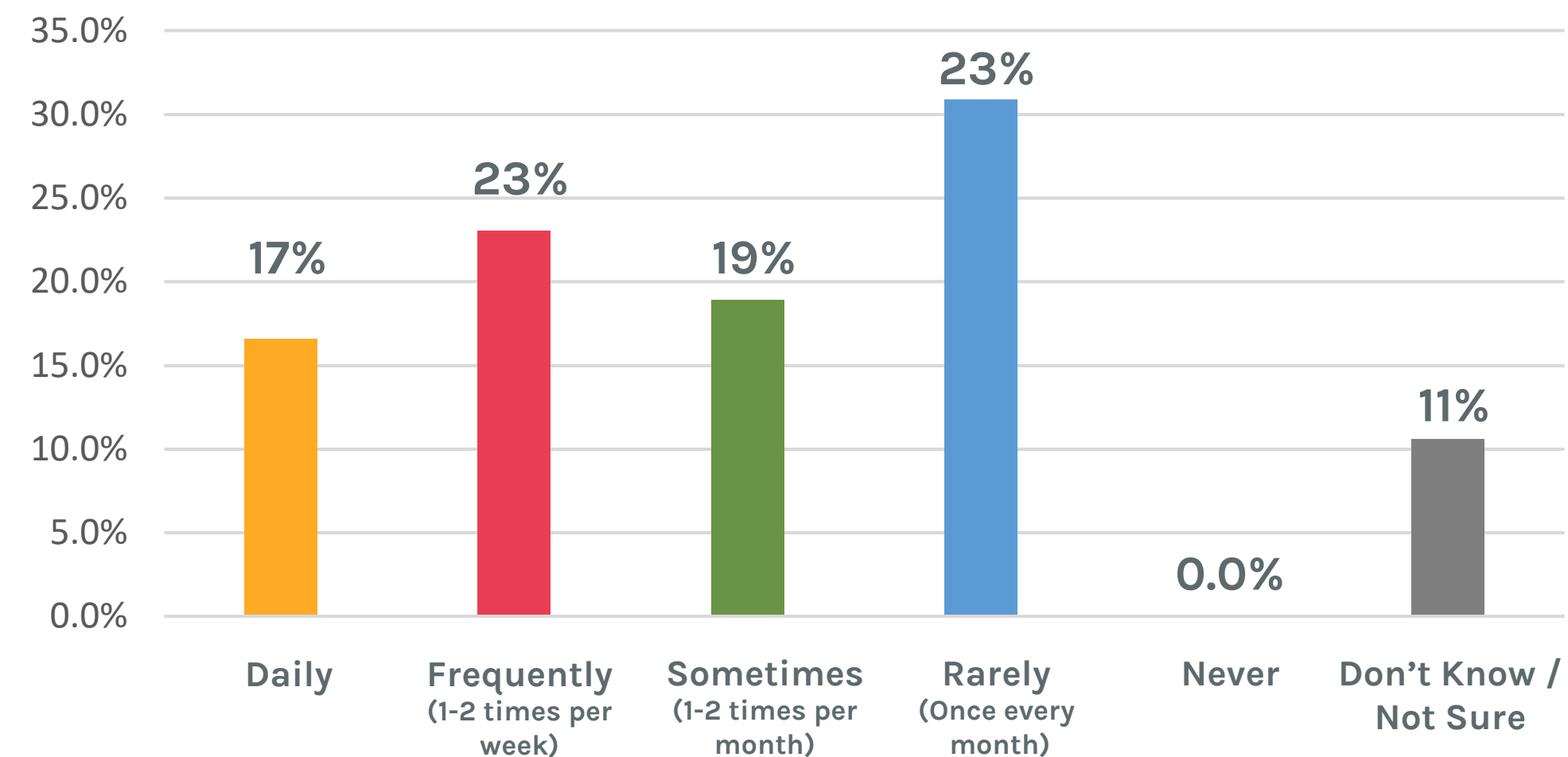
ANNAPOLIS Maryland



# Feeling Safe PUBLIC SAFETY

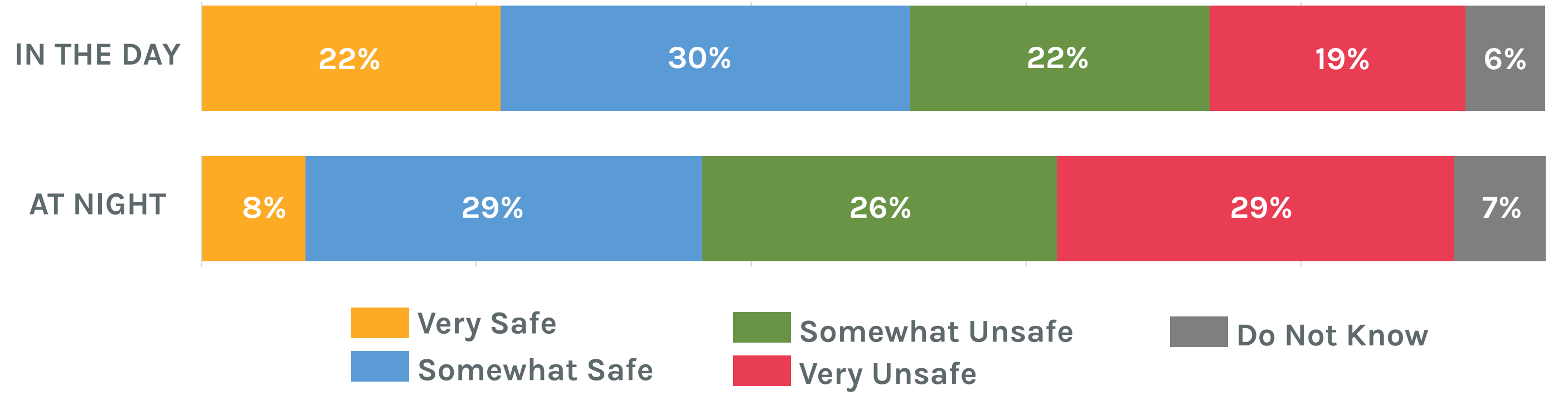
## HOW OFTEN DOES CRIME OCCUR in the Neighborhood?

Preliminary Findings of ET-HH Residential Survey



## PERCEPTION OF SAFETY in the Neighborhood

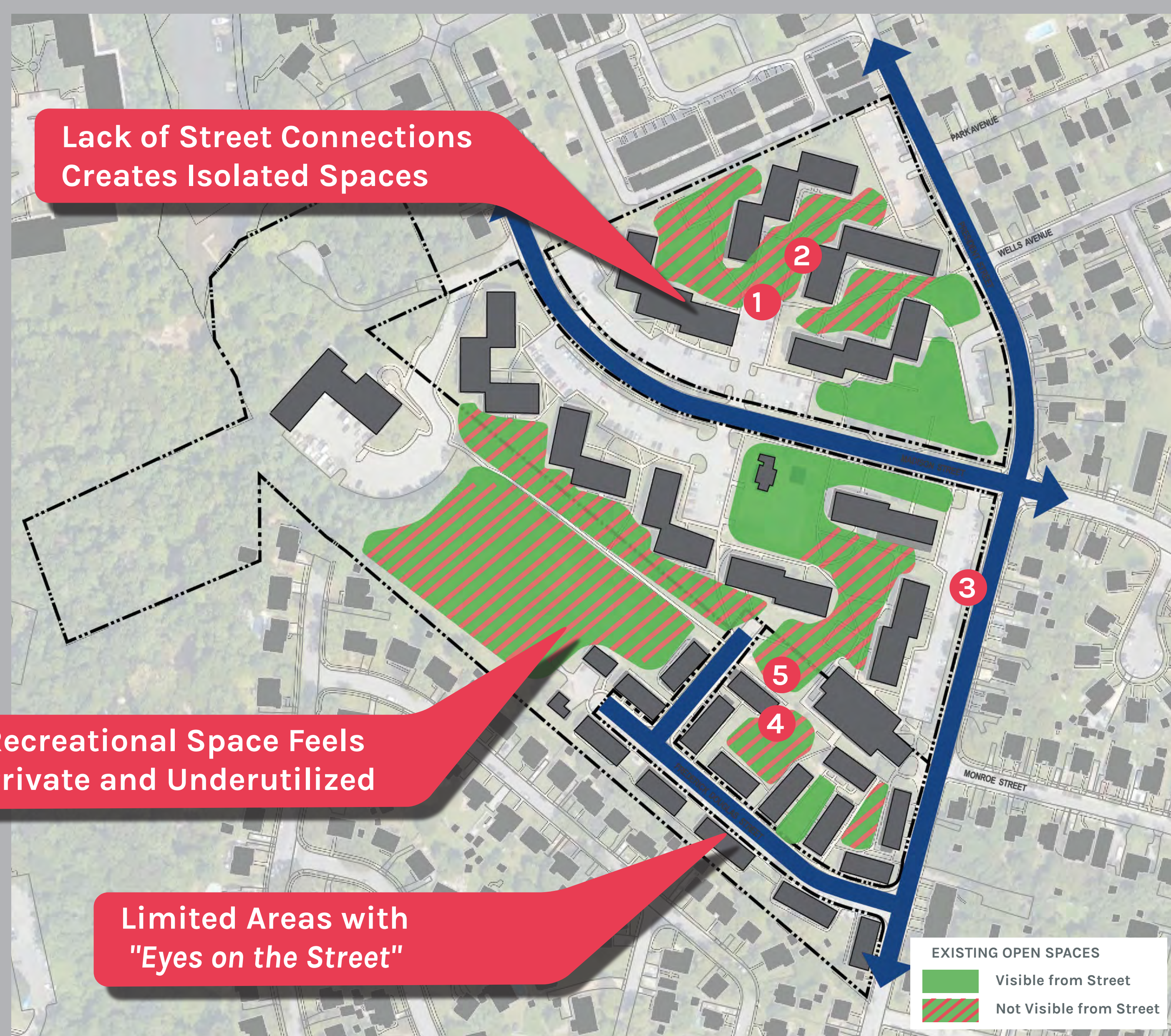
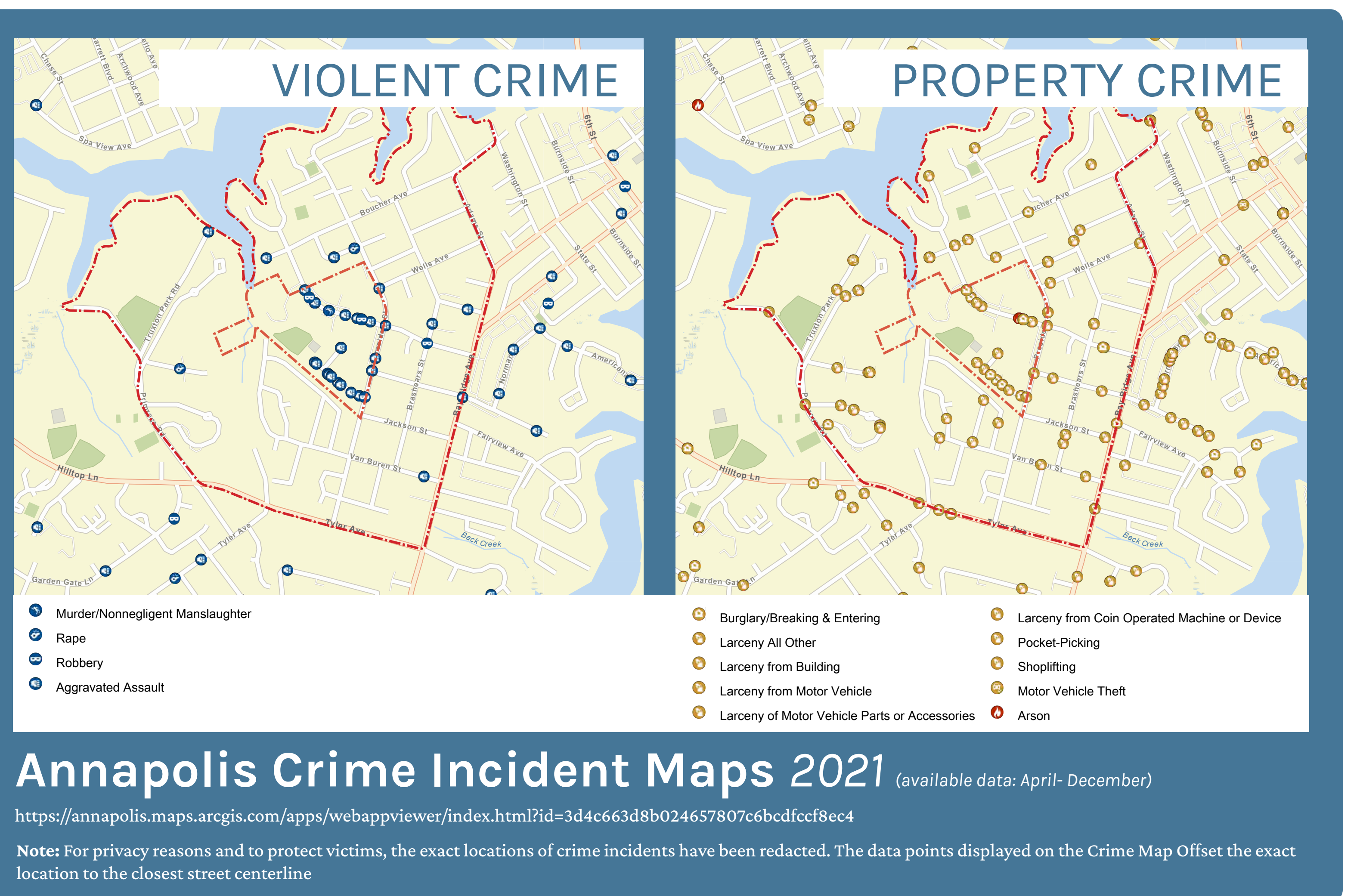
Preliminary Findings of ET-HH Residential Survey



## Top 5 choices for IMPROVING COMMUNITY HEALTH AND SAFETY

Preliminary Findings of ET-HH Residential Survey

- COMMUNITY VIOLENCE INTERVENTION (CVI)** (reducing gun violence with tools other than incarceration) (54.2%)
- COMMUNITY-LED SAFETY PROGRAMS** (street captains, safe passage, community walks, neighborhood notification apps) (50.6%)
- Address Barriers to **ECONOMIC OPPORTUNITIES** (good paying jobs, job pipeline) (47.6%)
- Frequent or **VISITABLE POLICE** Patrols (42.7%)
- More **COMMUNITY-BUILDING** activities (32.9%)



## EASTPORT TERRACE-HARBOR HOUSE



**SUPERBLOCK** site configuration **LIMITS NATURAL SURVEILLANCE** and access to many buildings. **REPETITIVE BUILDINGS** visually contribute to the **SENSE OF ISOLATION** from surrounding neighborhood.

- Views obstructed by Trash enclosures
- Front doors not facing the street
- Parking lots separate building entrances from public sidewalks
- Lack of separation between public and private spaces
- Deteriorating site conditions contribute to sense of abandonment



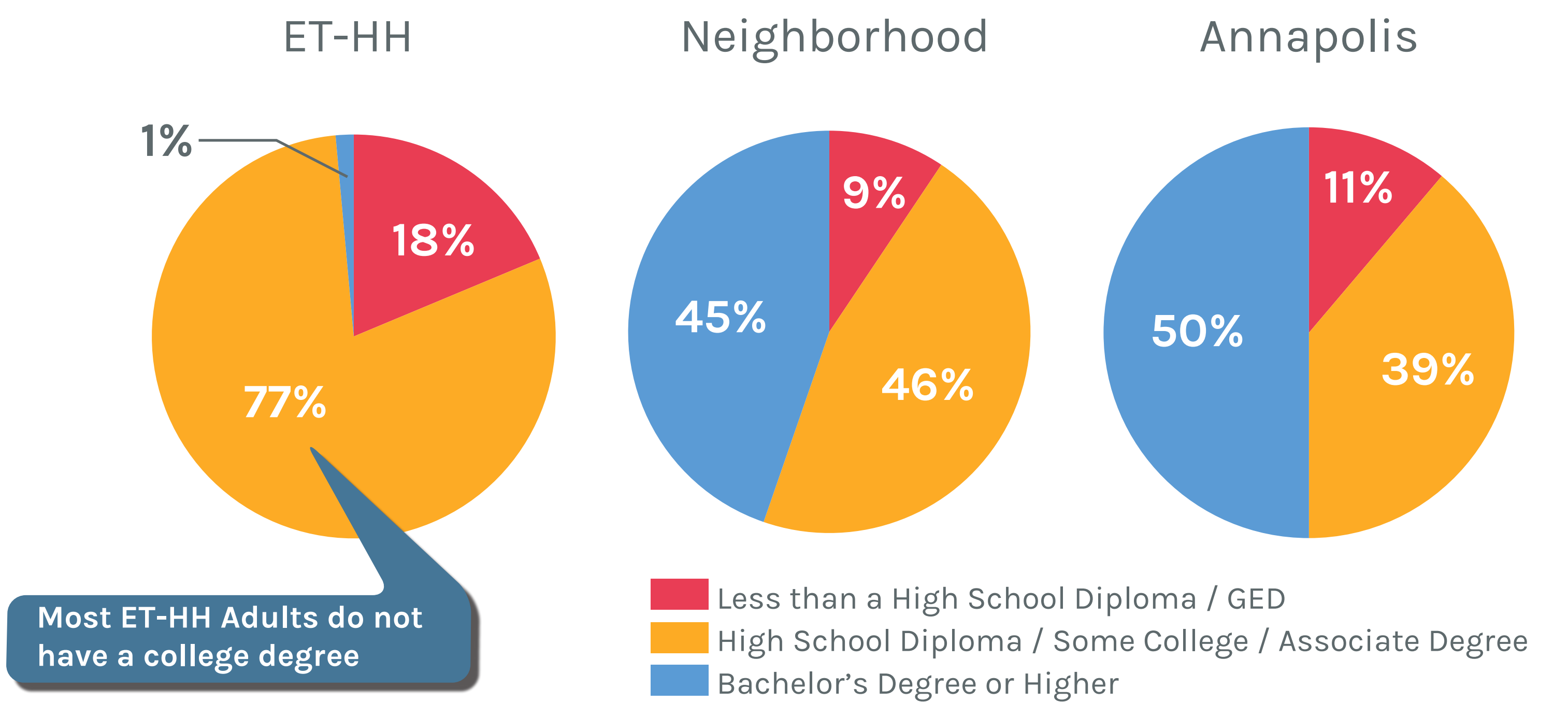
# Access, Performance & Attainment

# EDUCATION

## Top 5 YOUTH PROGRAMS Your Children Would Participate In

Preliminary Findings of ET-HH Residential Survey

1. **SPORTS AND RECREATION** (58.8%)
2. **AFTER SCHOOL PROGRAM** (57.7%)
3. **SUMMER CAMP** and/or Programs (47.1%)
4. **ARTS/** Performing Arts / **MUSIC** Programs (44.7%)
5. **MENTORING** (34.1%)

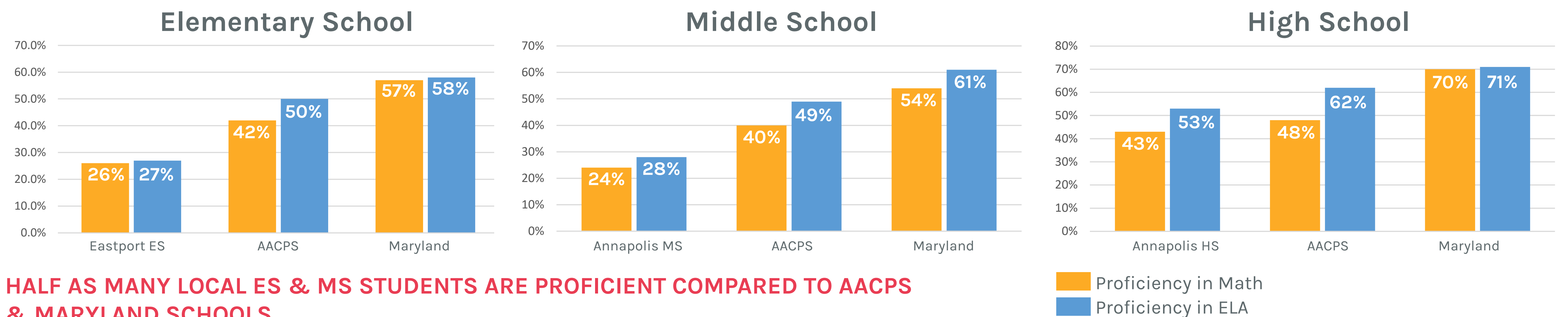


## HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT

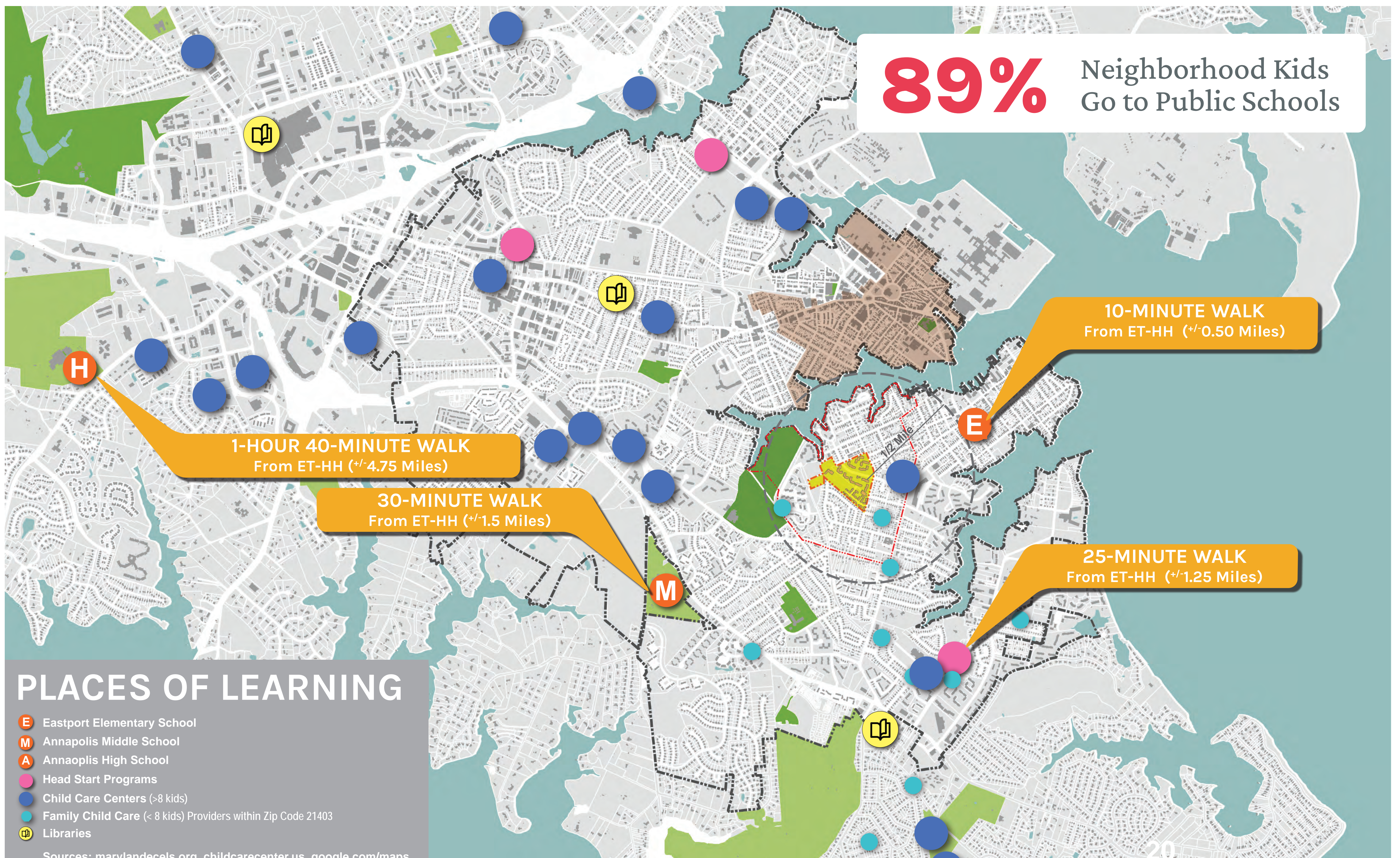
(age >25)  
ET-HH Residents Survey, 2020 ACS 5-Year Survey

## SCHOOL PERFORMANCE

Maryland State Department of Education 2018-2019 School Report Cards



**HALF AS MANY LOCAL ES & MS STUDENTS ARE PROFICIENT COMPARED TO AACPS & MARYLAND SCHOOLS**





# HEALTH & WELLNESS

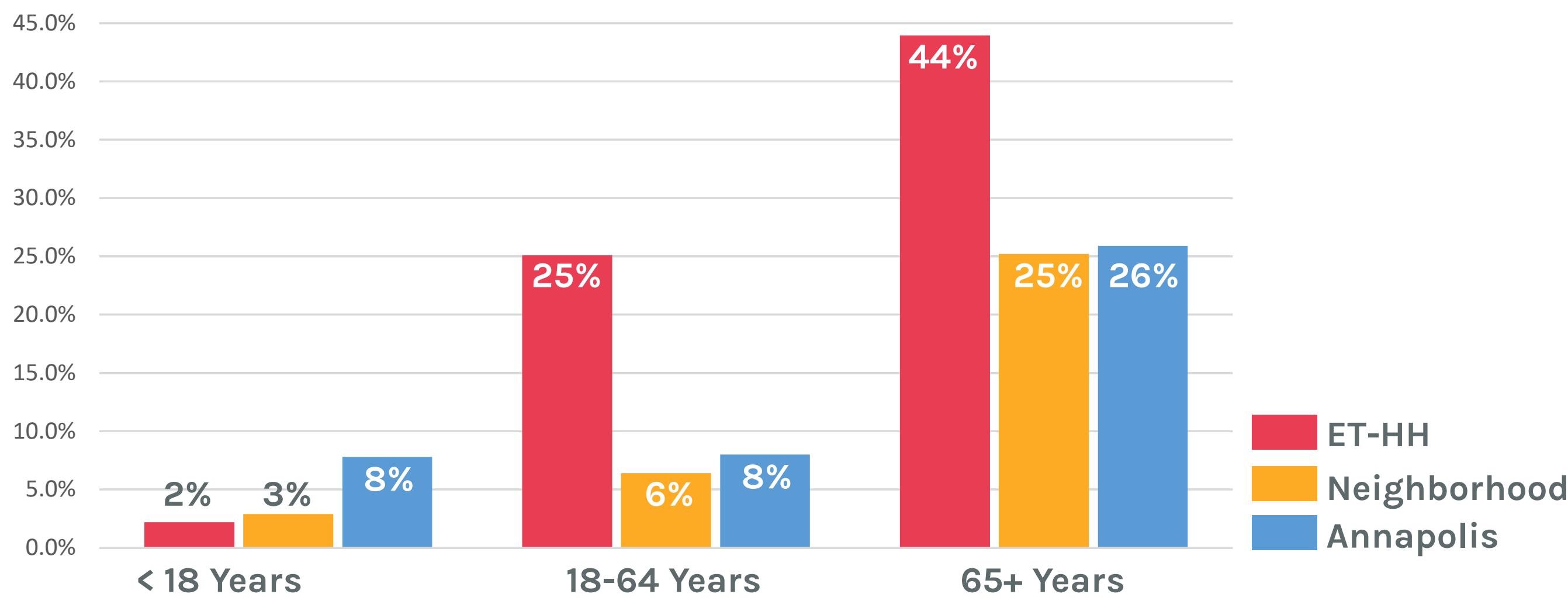


**20%**

of all ET-HH Residents have a disability

## POPULATION WITH A DISABILITY BY AGE

HACA Yardi Demographic Data as of 6/1/2022, 2020 ACS 5-Year Survey



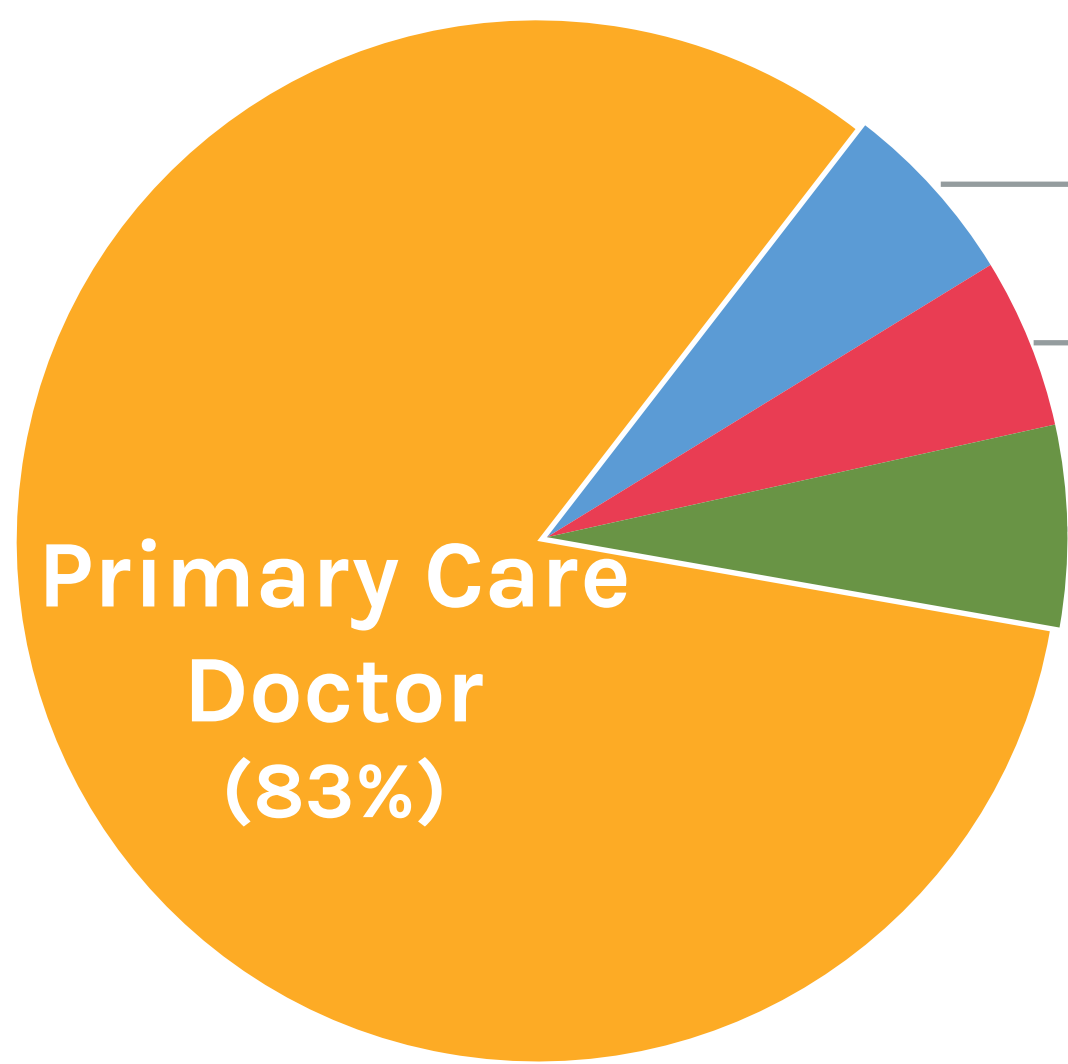
**93%**

of ET-HH Residents have Health Insurance

**78%**

of ET-HH Residents Receive an Annual Medical Check-up

HACA Yardi Demographic Data as of 6/1/2022



## PRIMARY CARE DOCTOR

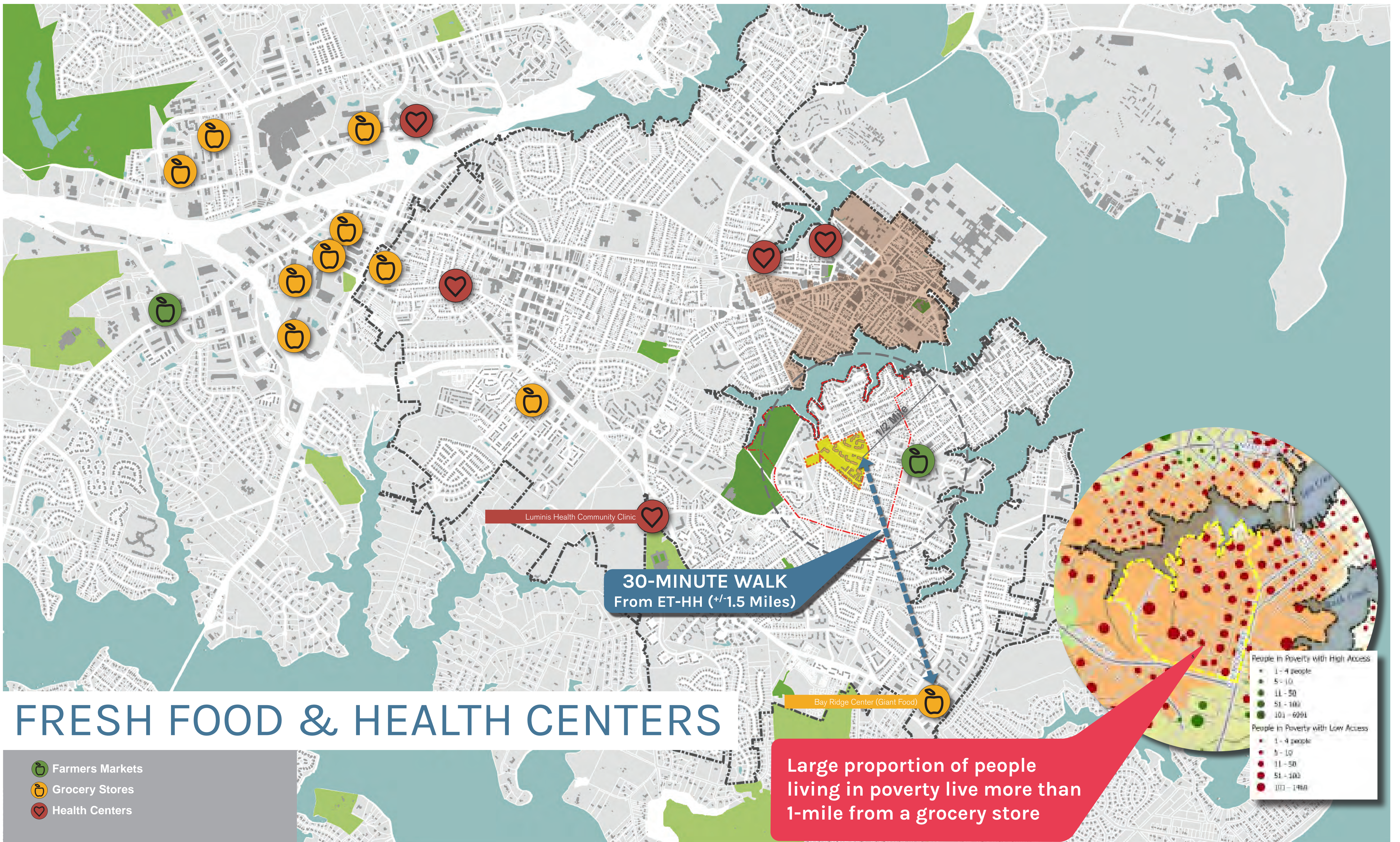
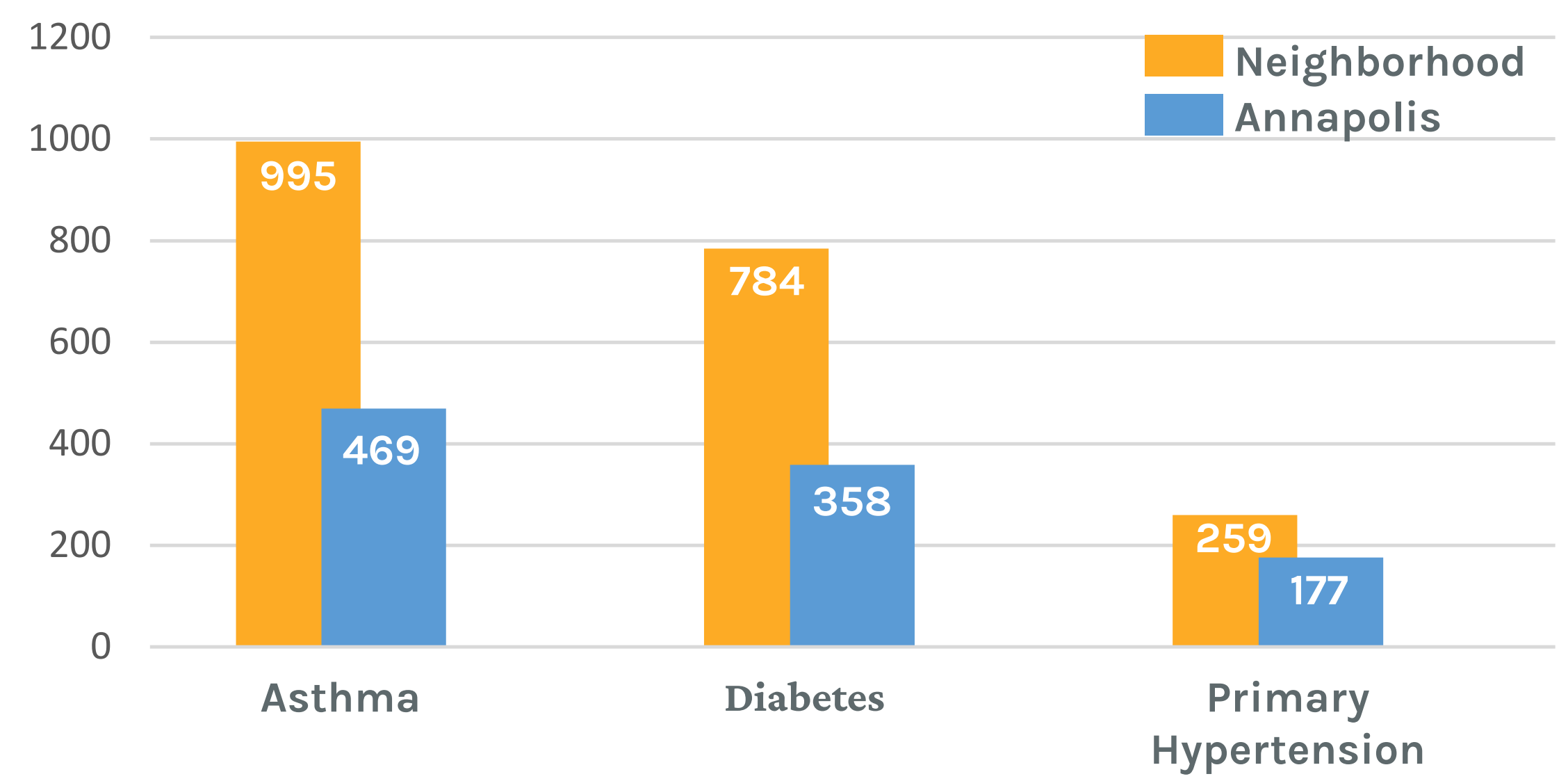
Is the 1<sup>ST</sup> Choice When Sick

Preliminary Findings of ET-HH Residential Survey

## HIGHER RATES OF ILLNESS

In the Neighborhood (Hospitalization per 1,000 population)

HSCRC 2016-2020 Inpatient and ED Visits

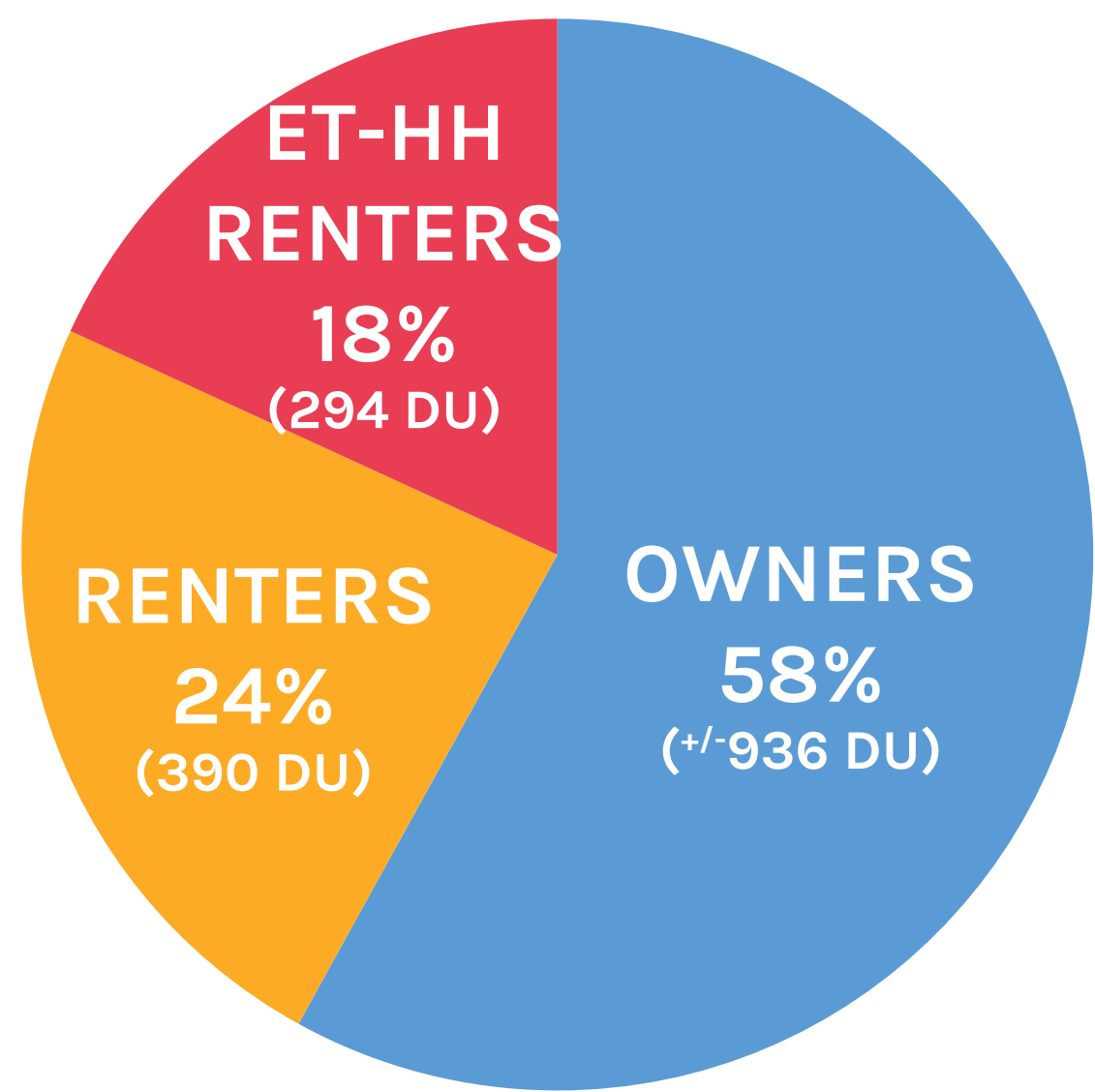




# EASTPORT NEIGHBORHOOD

## HOUSEHOLD TYPES

2020 ACS 5-Year Survey

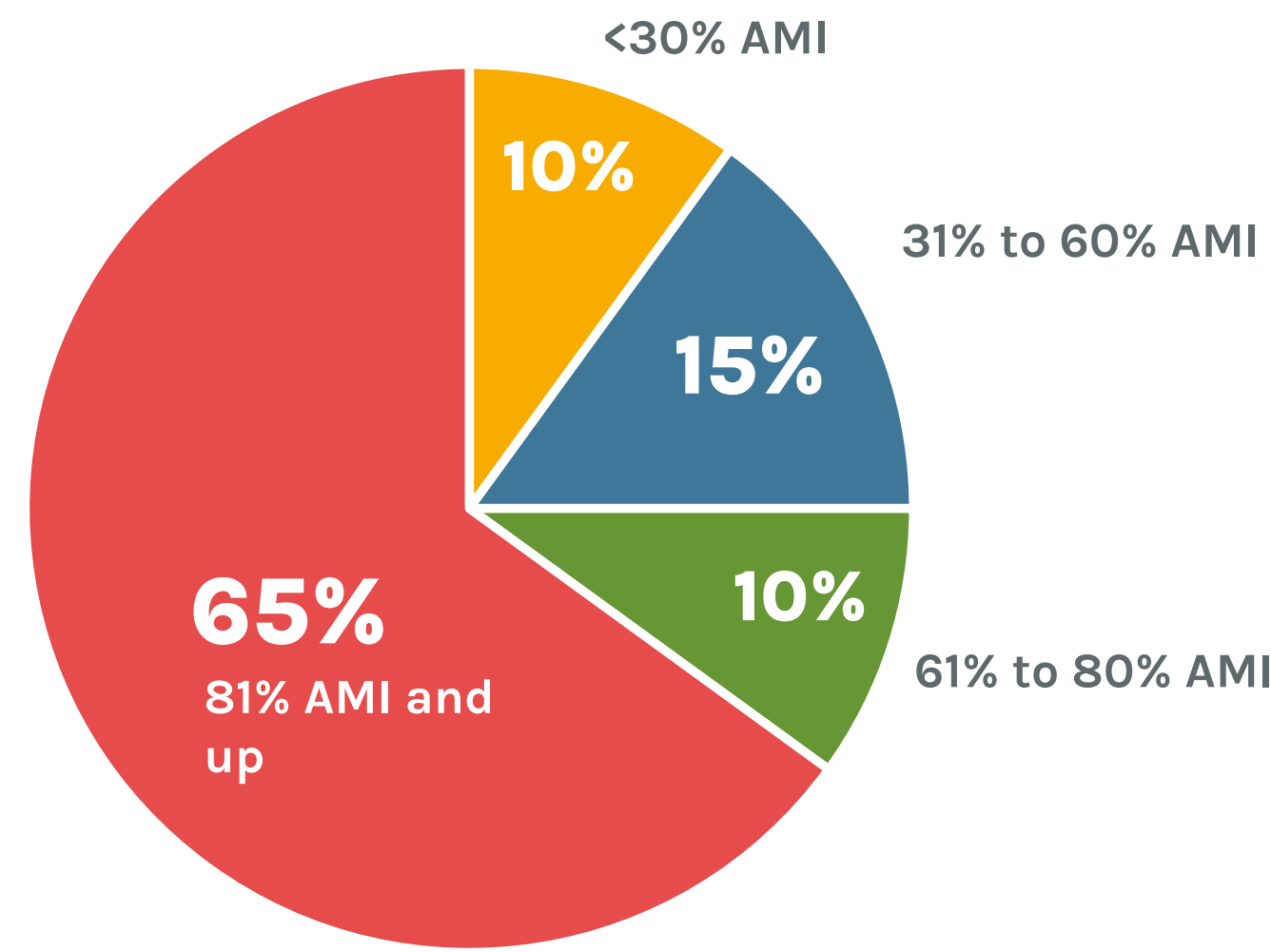


**43%**  
of Renters  
Live  
at ET-HH

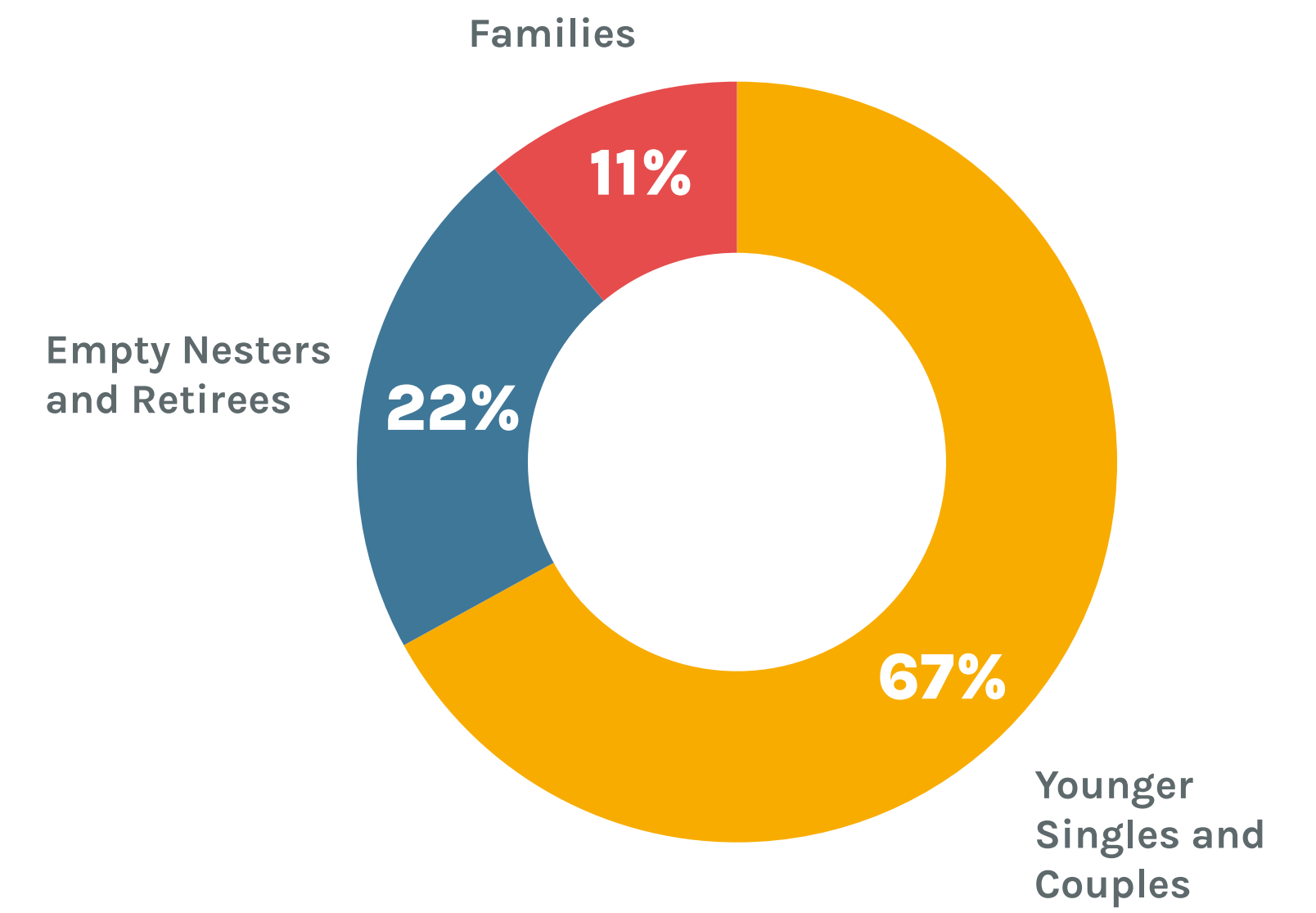
## RESIDENTIAL ANALYSIS: POTENTIAL MARKET

Zimmerman/Volk Associates, Inc. 2022

Potential Renters Based on Income



Potential Market by Family Type



**1,620**

Households in  
Neighborhood

**2.2**

Average Household  
Size

**\$129,284**

Average Household  
Income

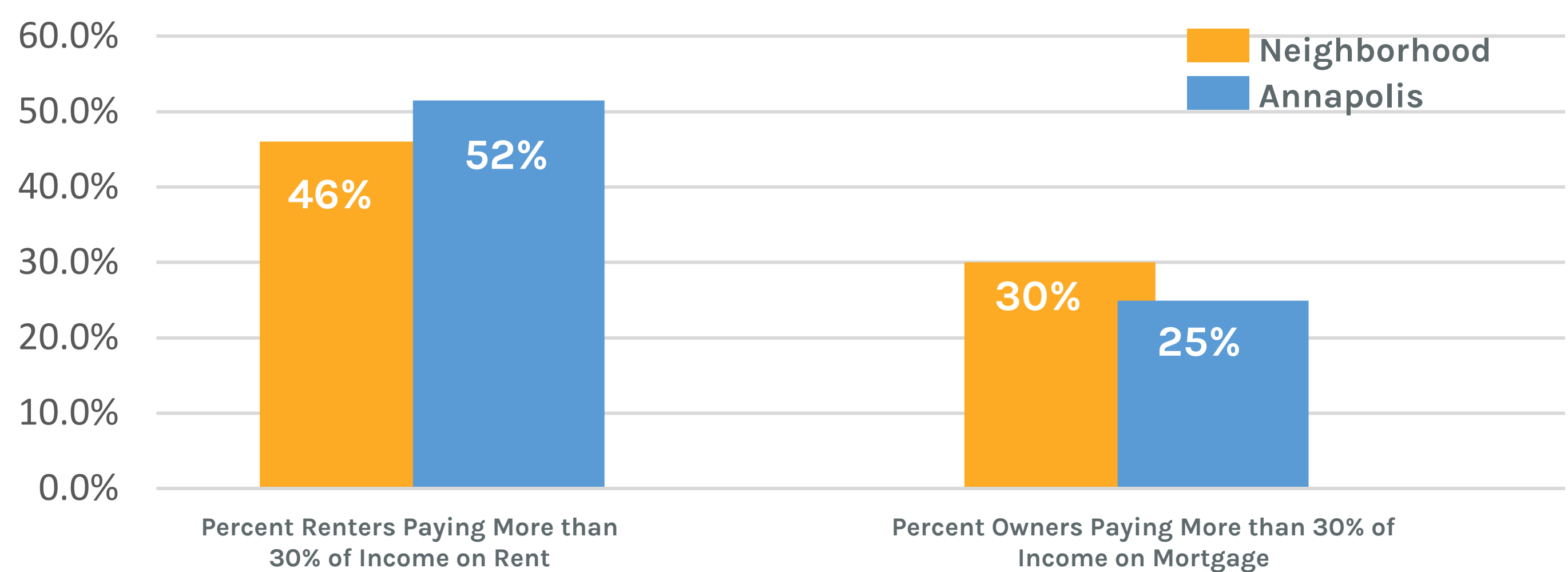
**68.5%**

Population  
Employed

2020 ACS 5-Year Survey

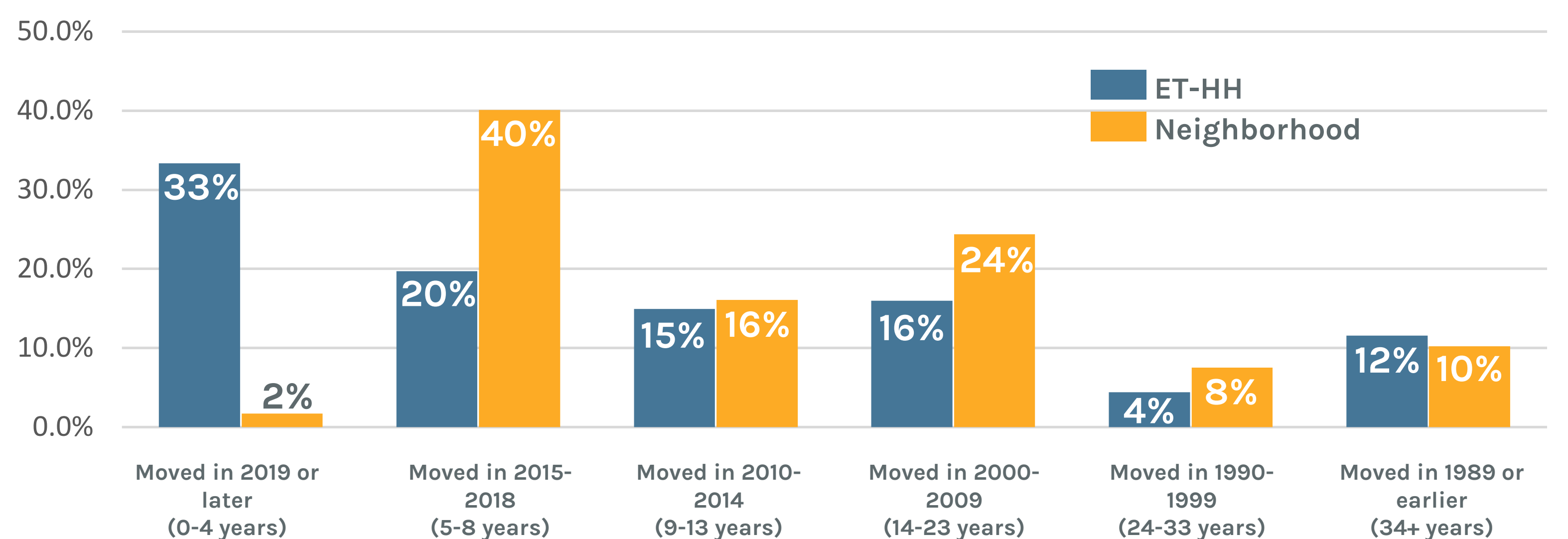
## HOUSING COST BURDEN

2020 ACS 5-Year Survey



## TENURE OF HOUSEHOLDS

HACA Yardi Demographic Data as of 6/1/2022, 2020 ACS 5-Year Survey



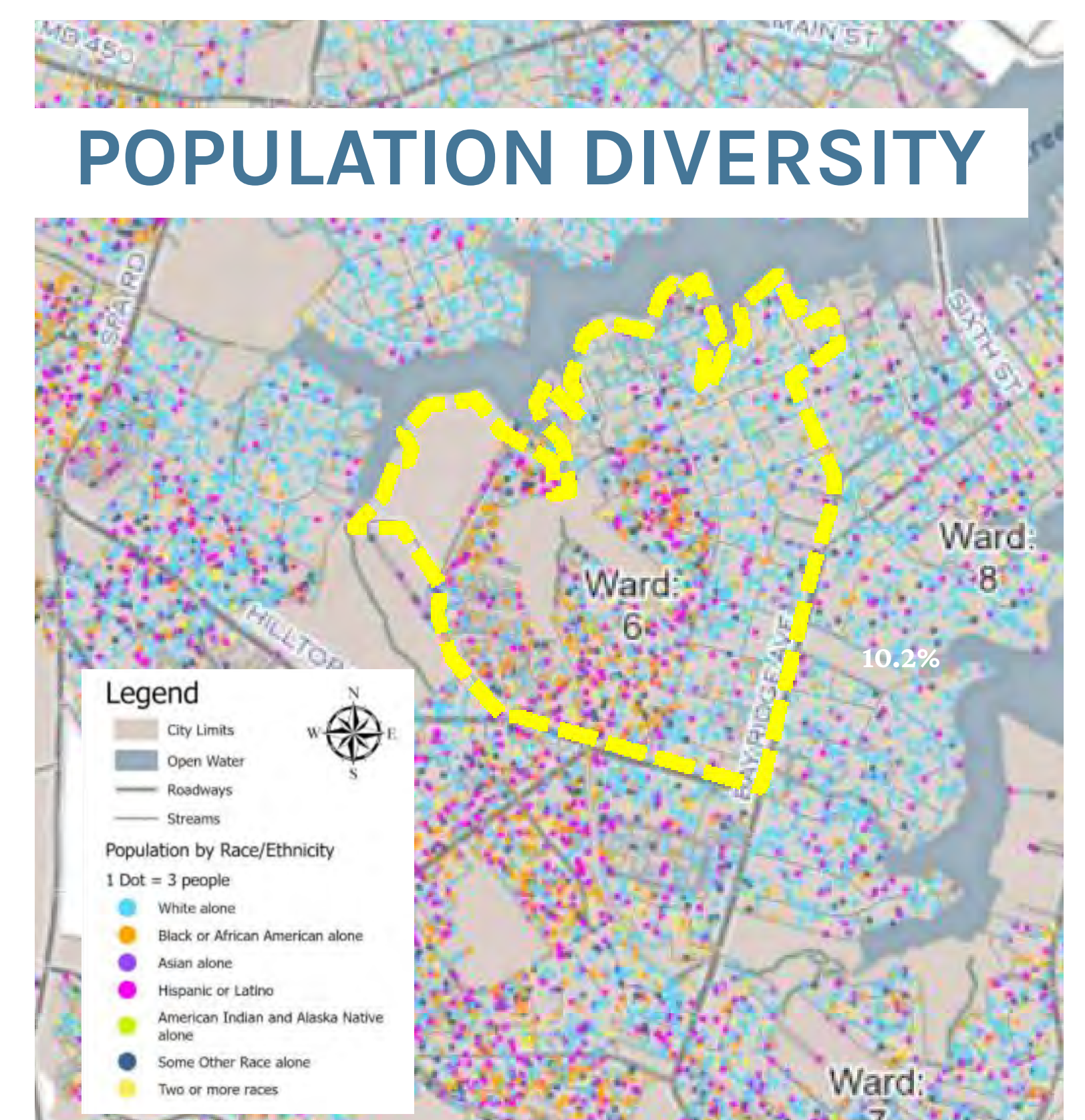
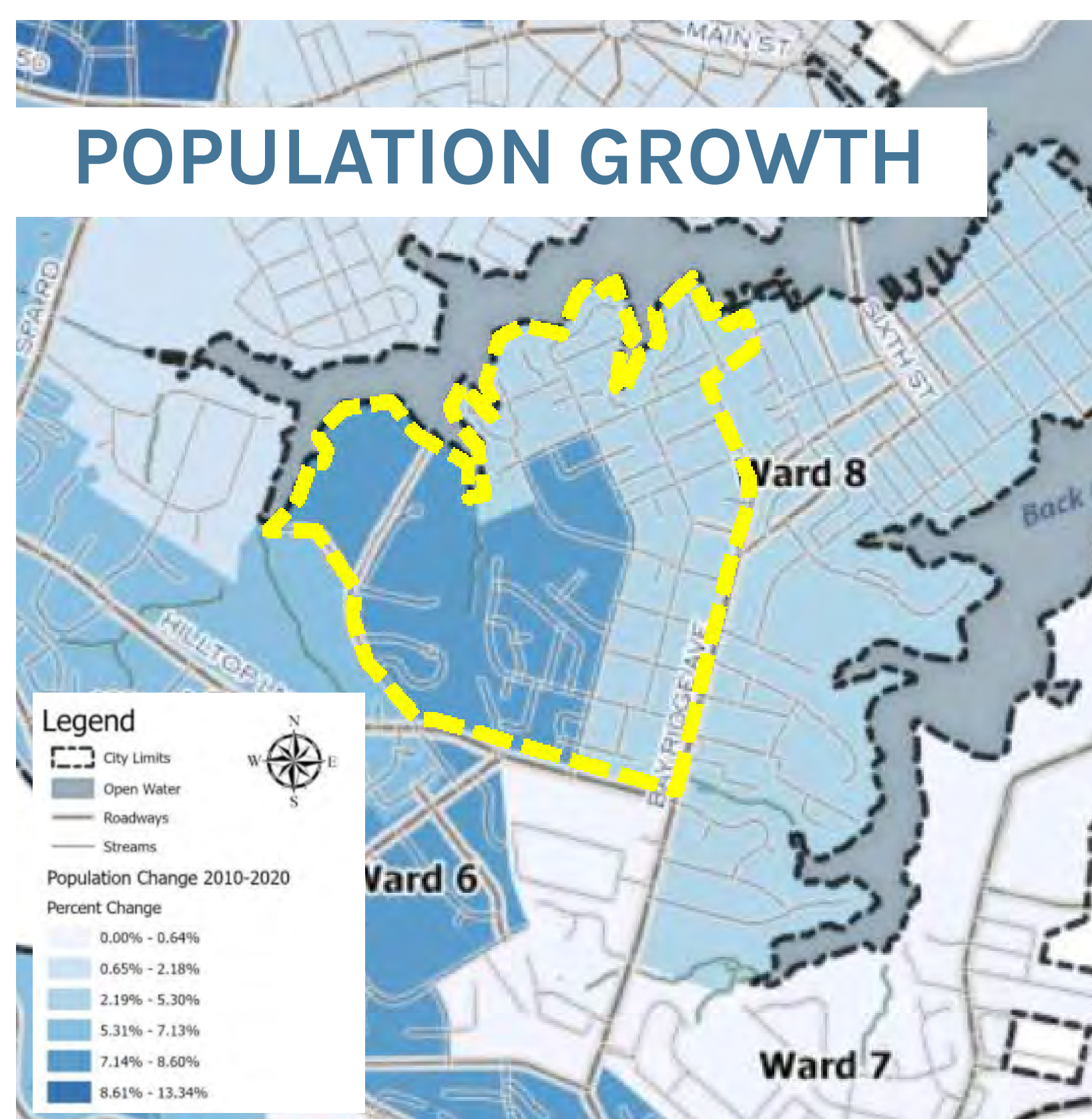
### Year Built Percentage of Homes

2010-today	2%
2000s	9%
1990s	5%
1980s	11%
1970s	20%
1960s	24%
1950s	14%
1940s	10%
Before 1940	4%

**72%** DWELLING UNITS BUILT BEFORE 1980

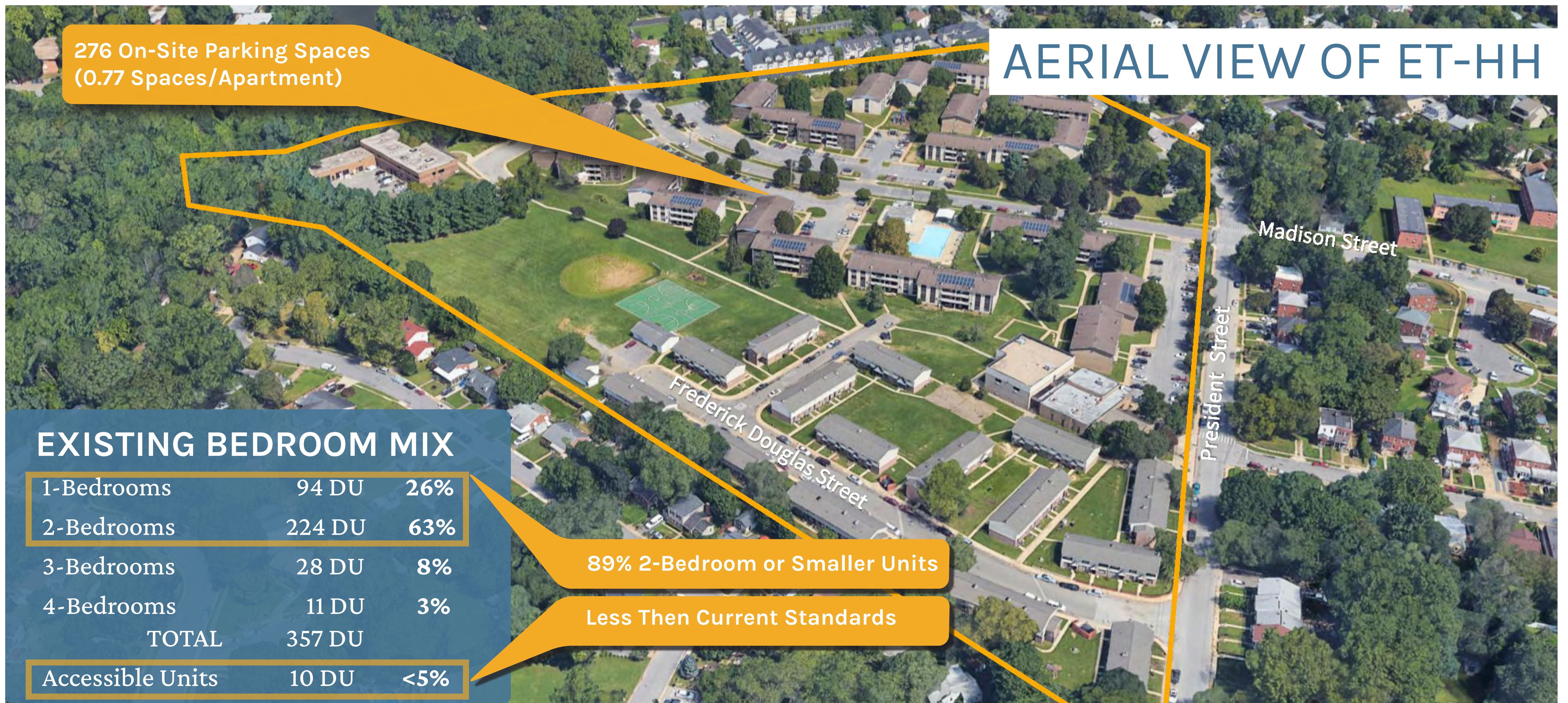
## AGE OF HOMES

2020 ACS 5-Year Survey



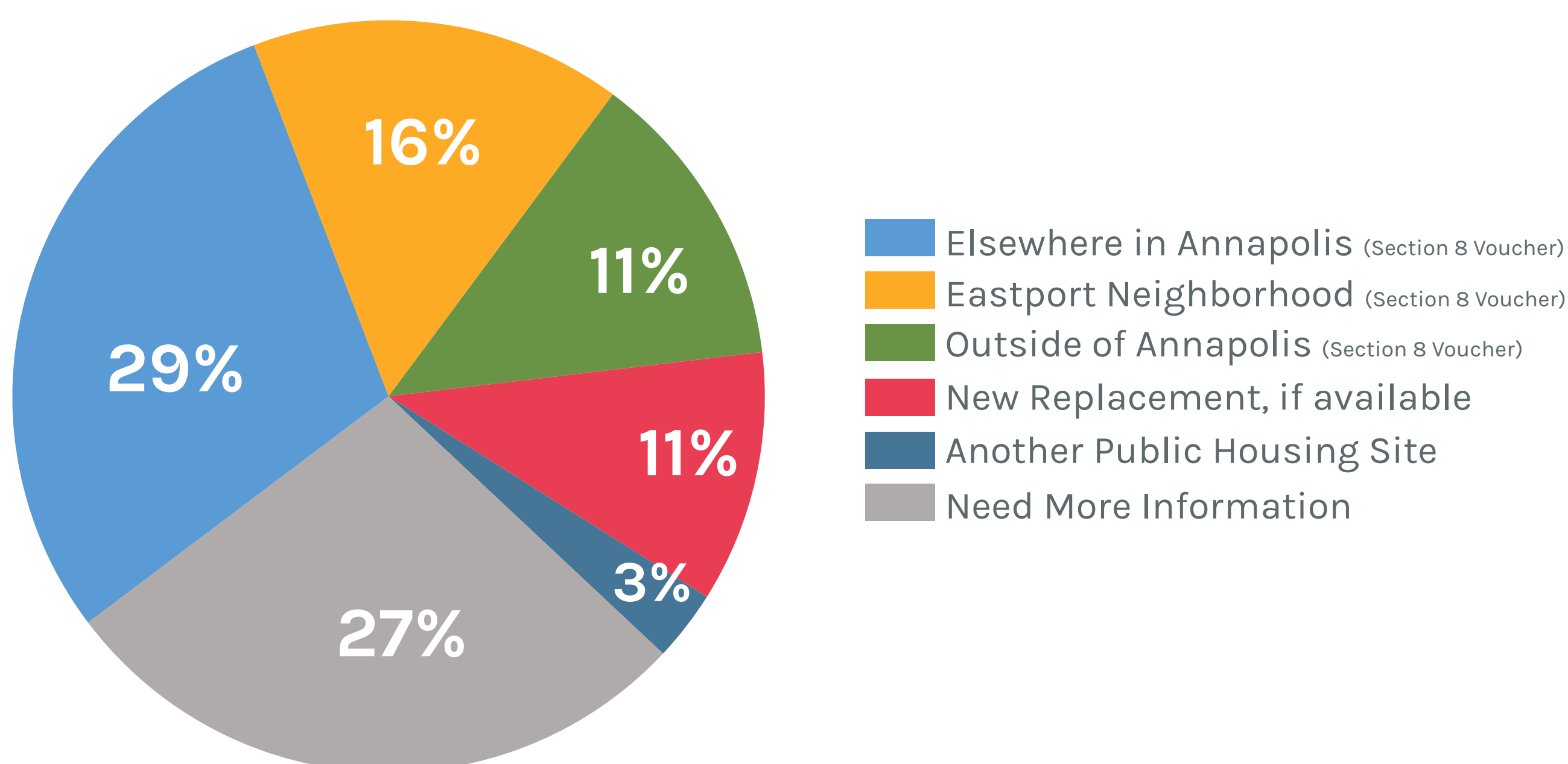


# Eastport Terrace and Harbour House HOUSING



## RESIDENT HOUSING PREFERENCE

DURING CONSTRUCTION  
Preliminary Findings of ET-HH Residential Survey



## OBSOLETE APARTMENTS

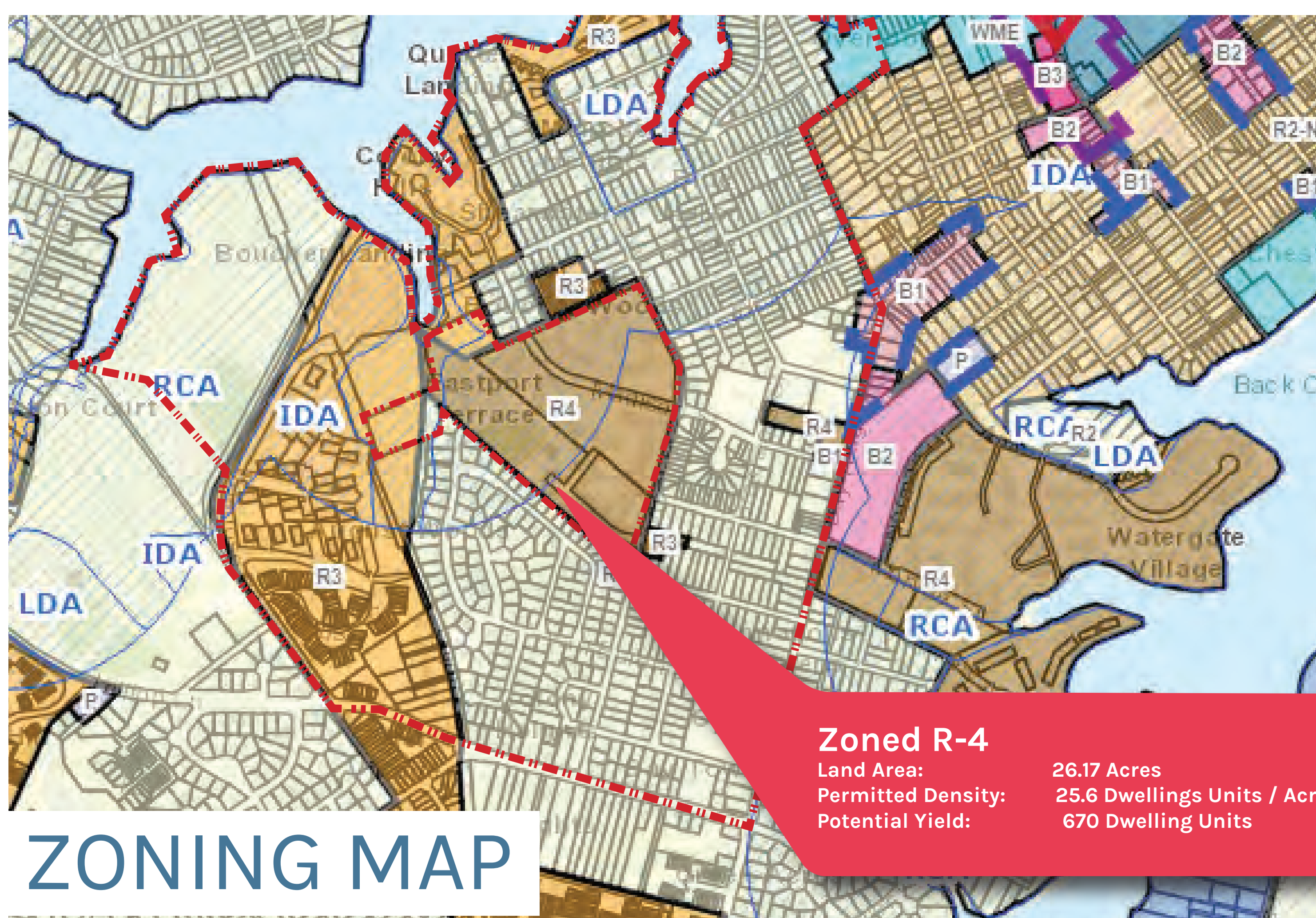
**LACKS HUD 5% ACCESSIBLE UNIT** requirements

Most Eastport Terraces are **NOT VISITABLE**

Uneven **BUILDING SETTLEMENT**

**INSUFFICIENT FLOOR AREA** in some dwelling units

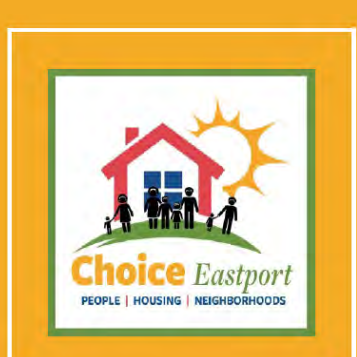
**REPETITIVE BUILDING** types and materials- lacks individual character and doesn't blend in with surrounding homes



## Top 5 PHYSICAL IMPROVEMENTS that You Would LIKE

Preliminary Findings of ET-HH Residential Survey

1. In-Unit **WASHER/DRYER** (85.0%)
2. **BALCONIES / PORCHES** (47.4%)
3. Better Outdoor Lighting, Fencing and Other Measures for **SAFETY** (27.8%)
4. More Indoor **COMMUNITY SPACES** (26.9%)
5. **SENIOR APARTMENTS** (25.2%)



**Choice Eastport**

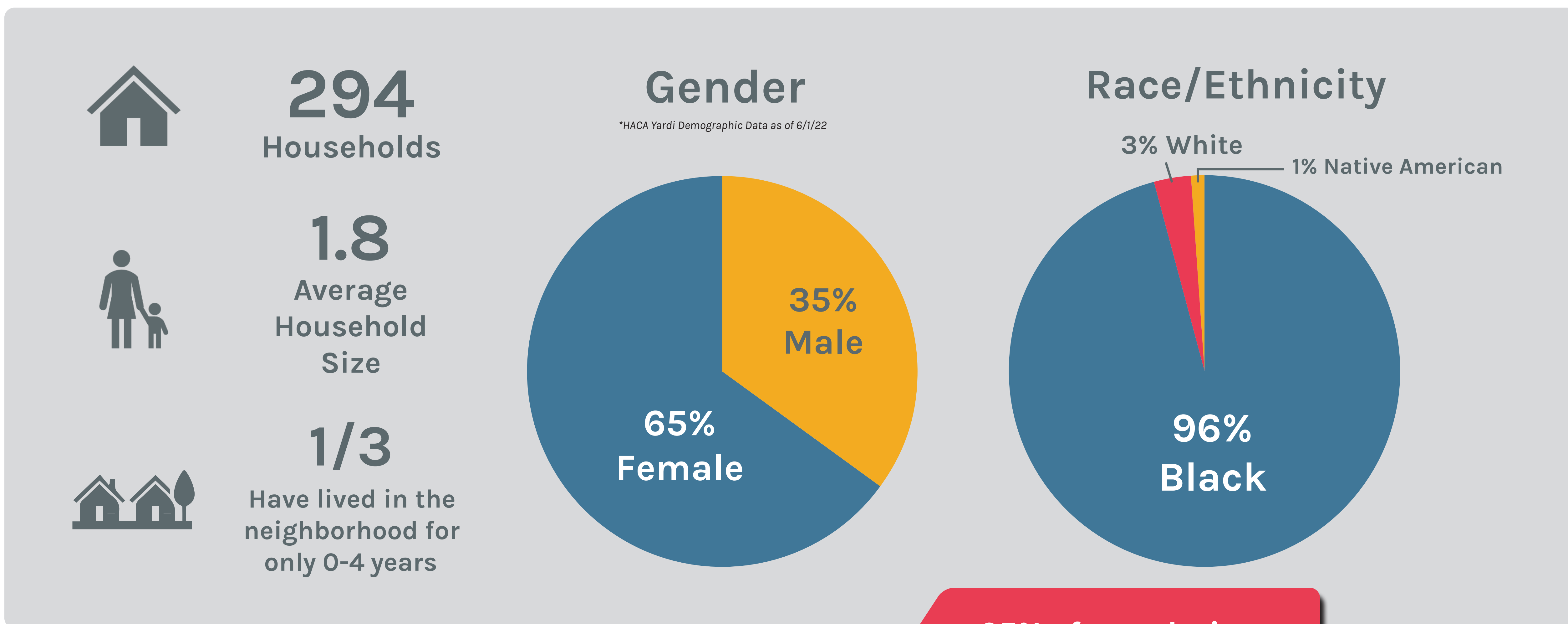


ANNAPOLIS  
Maryland

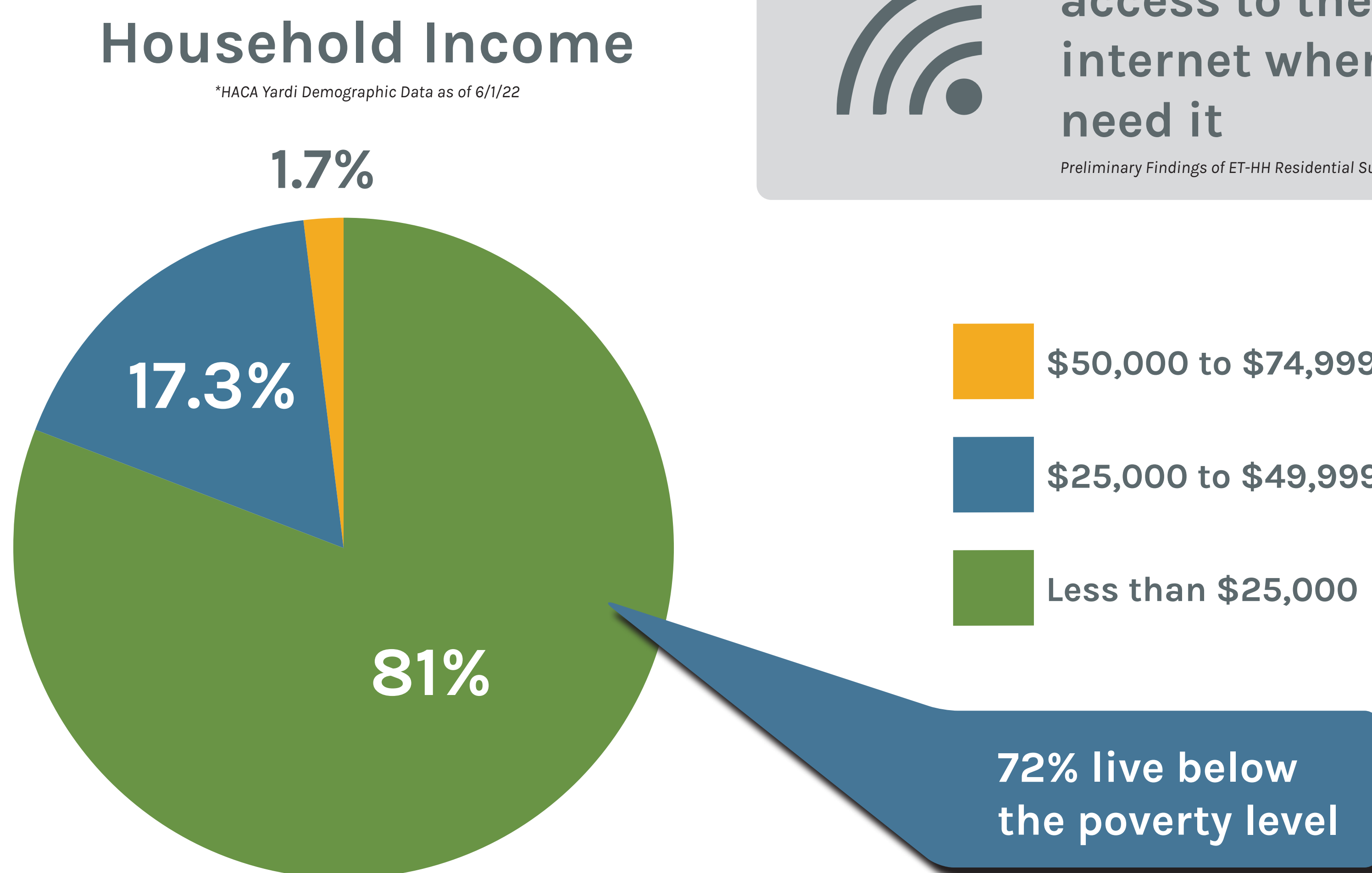
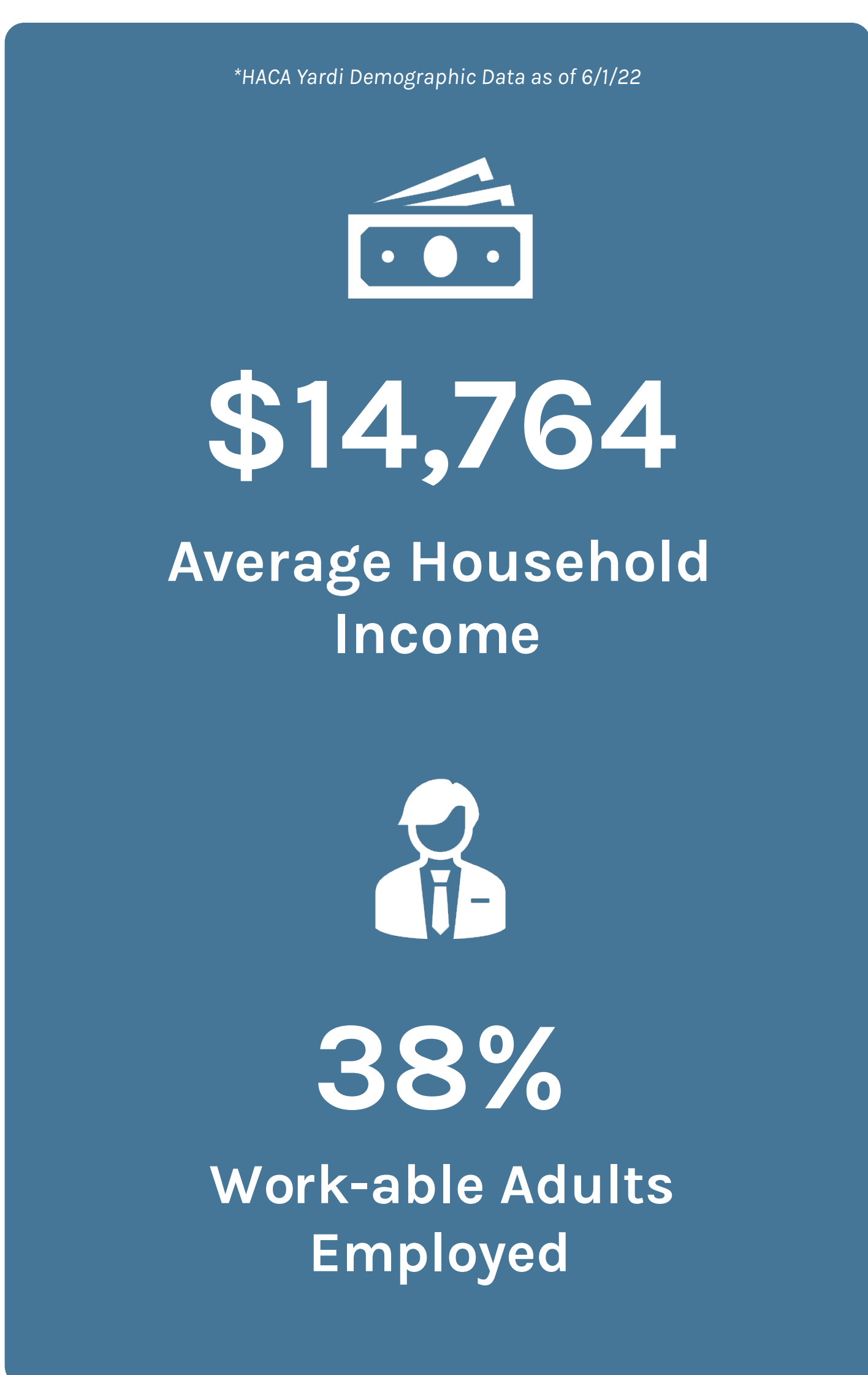
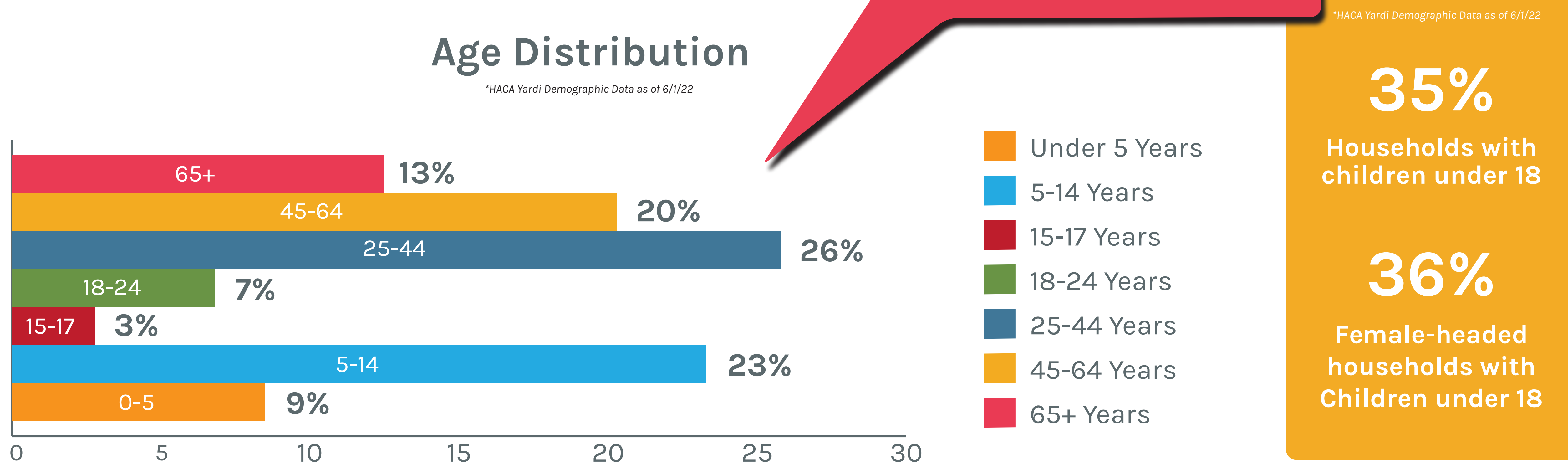


# Who Lives Here

# EASTPORT TERRACE/HARBOUR HOUSE



65% of population is over 18 years old



**20%** do not have access to the internet when they need it

Preliminary Findings of ET-HH Residential Survey

