



Existing Conditions Summary

Steering Committee Meeting

September 6, 2022 (Draft)





Agenda

- I. Existing Conditions Findings
- II. Upcoming Community Conversations
- III. Questions and Discussion

Core Goals of Choice Neighborhoods

PEOPLE

improve outcomes of target households related to employment and income, health, and children's education

HOUSING

replace distressed public or assisted housing with high-quality mixed-income housing

NEIGHBORHOOD

support public and private reinvestment in distressed neighborhoods to offer access to services, amenities, and public assets

Target Neighborhood

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 Truxtun Park Boat Ramp
- 12 Hawkins Cove Community Open Space (Active Project)
- 13 St. Luke's Nature Park

- Bicycle Facilities
- ↔ Bus Routes

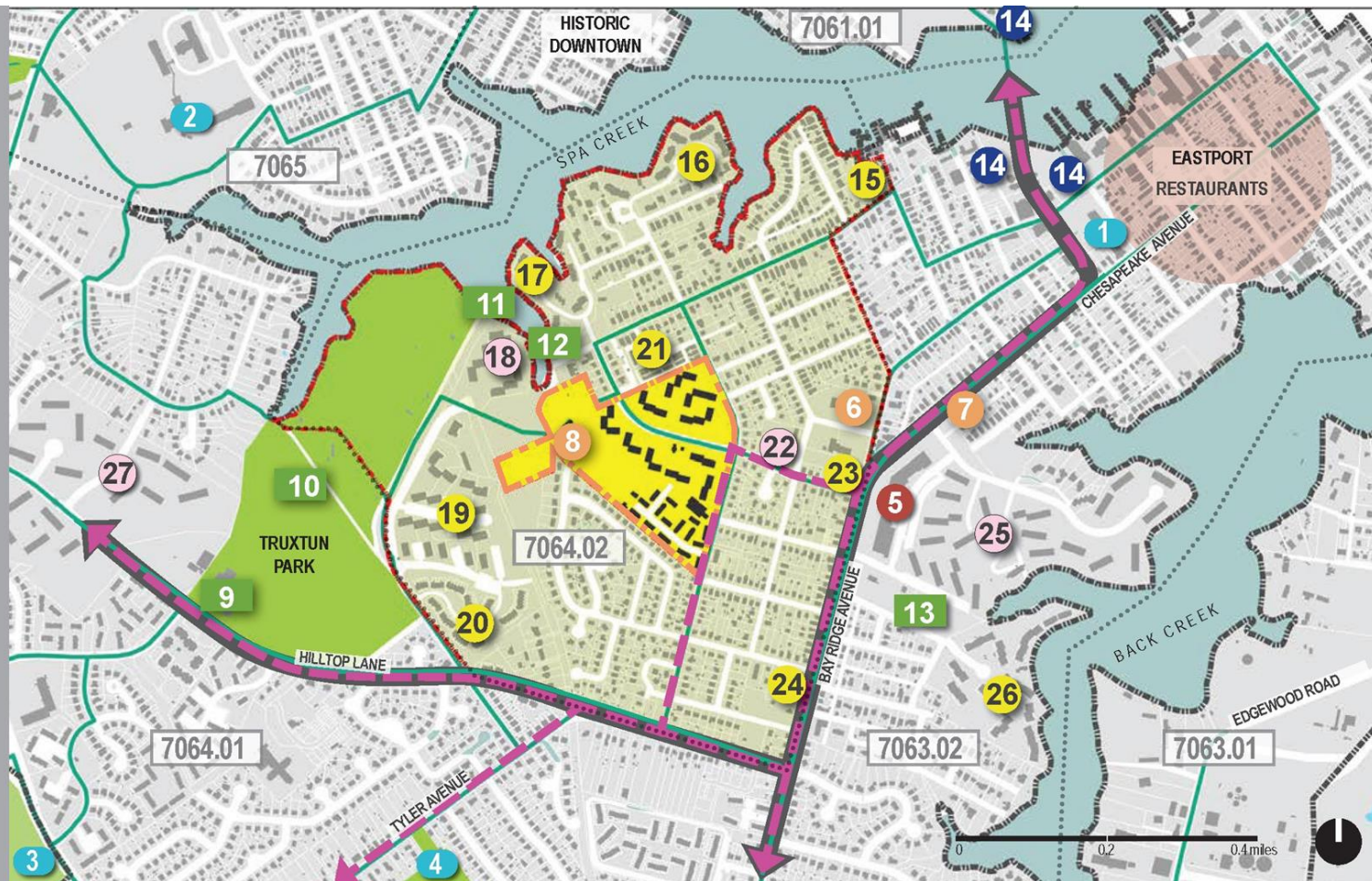
YACHT CLUBS

- 14 Annapolis Yacht Club Facilities

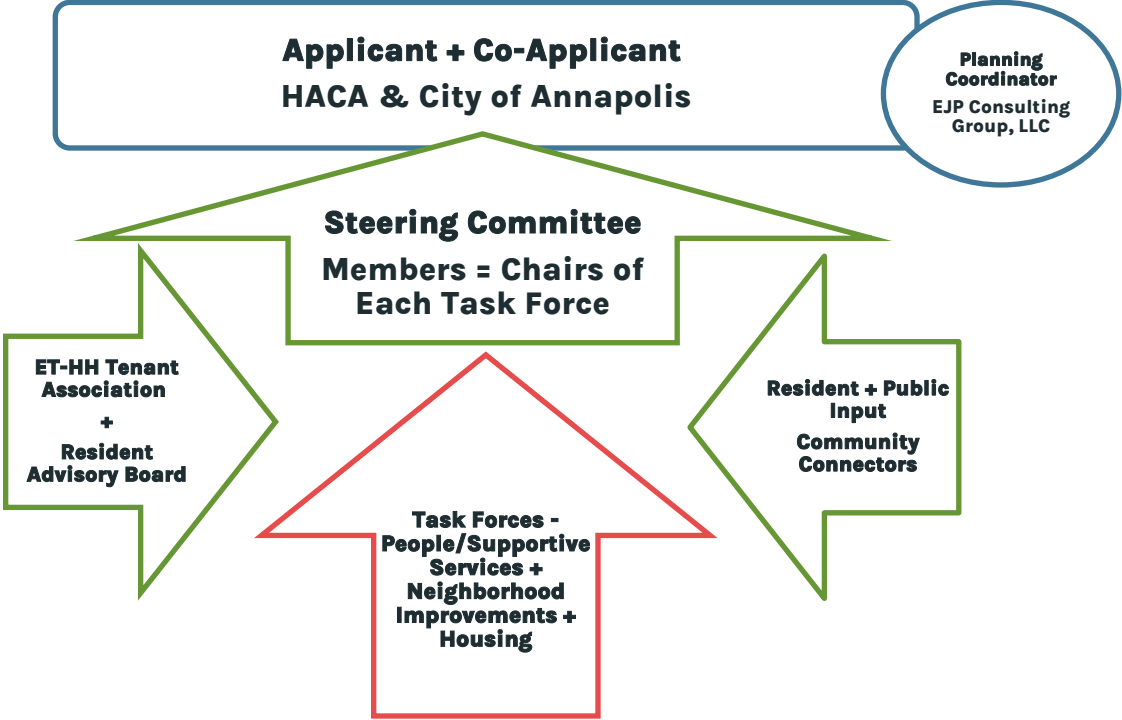
RESIDENTIAL COMMUNITIES

- 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)

- 🔴 CNI Neighborhood Boundary
- 🟡 Eastport Terrace and Harbour House Site
- ⬜ Census Tract Boundary and Number



Planning Process + Structure



What's Been Done; What's Next

Neighborhood

Housing

People/
Education



HUD Deliverables	Quarterly Reports (Ongoing)	🔴 Outline with Content (11/22/2022)	🔴 Draft TP (5/22/2023)	🔴 Final TP (11/22/2023)
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Greatest HOPE

“Revitalize the neighborhood and make it safer.”

“Be imaginative and think large – more unified community that doesn’t have a dividing line down President Street.”

“High quality daycare system with sliding scale that all residents can attend and afford.”

“Add technical education opportunities for high school students and adults in the neighborhood.”

“We are a small urban environment and we should embrace that, hope this project builds on our positives instead of just focusing on negatives.”

“Revitalization means park space, local grocery/food options, cultural center or activities that would bring community together across President Street.”

“We should be doing more to keep people in the community - Address gaps in services for people in our neighborhood, such as access to transportation and food.”

“Workforce development-bids for all size projects should have a special preference to minority-owned businesses.”

“Take a strong stance on Environmental Justice.”

“Hope that all residents will have the ability to come back and afford the rent.”

Greatest FEAR

“That it will contribute to rampant gentrification and lack of diversity (socioeconomic, racial, homeowners/renters, etc.).”

“We won’t be able to explain the benefits of density.”

“Making sure that we are stewards of the nature that surrounds us, specifically Hawkins Cove.”

“Will we be able to market the increase in density and help people understand that more density doesn’t mean more crime?”

“Don’t forget education for low-income residents – violence is exacerbated by lack of education. Concern that people will be forced to leave by things we are doing.”

“The process is not centered by/led by Eastport Terrace and Harbour House residents. Should be following the expertise and advice of ET-HH residents.”

“All of the contracts that come out of these projects will go to the same players, not minority businesses.”

“Fear is that ET-HH residents will be pushed to participate only in the People Taskforce (TF), they should be involved in all aspects of the planning process.”

There are many neighborhood strengths...

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%)

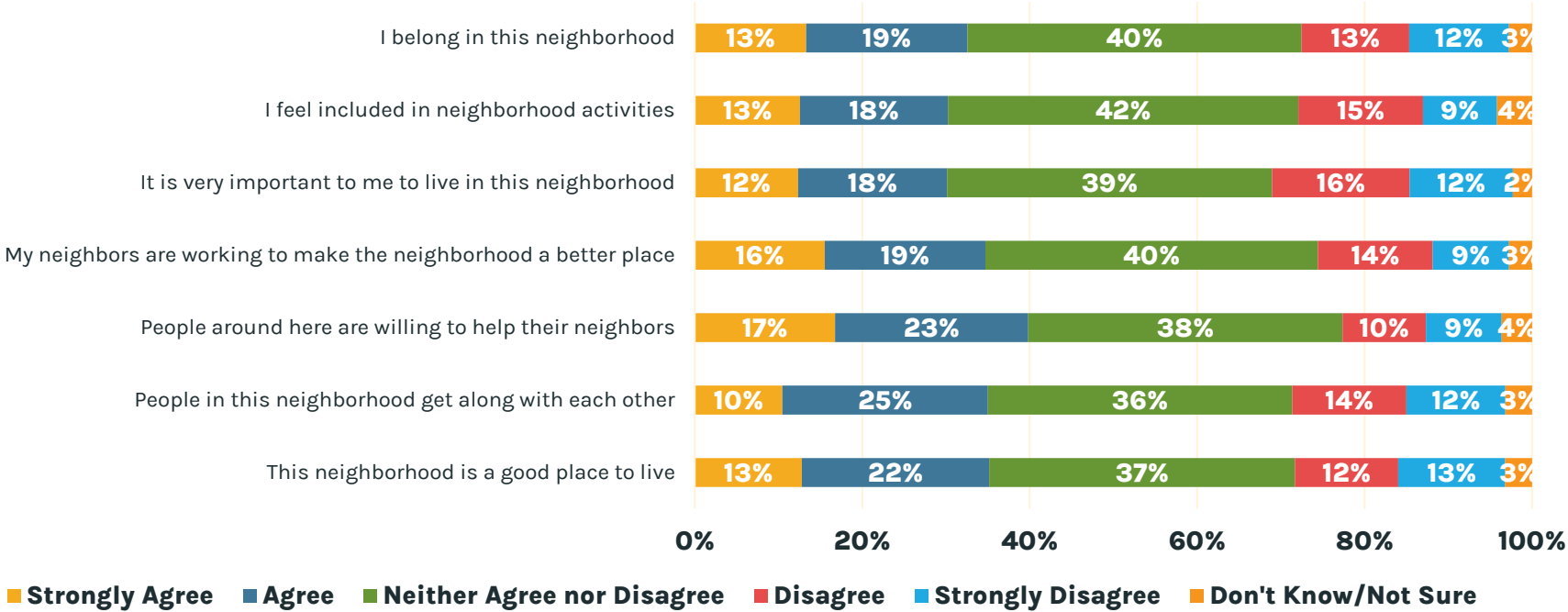
...But there is room to improve

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%)

Perceptions of the neighborhood





Data Source: Preliminary Findings from ET-HH Resident Survey Data 2022




Who Lives in Eastport Terrace + Harbour House

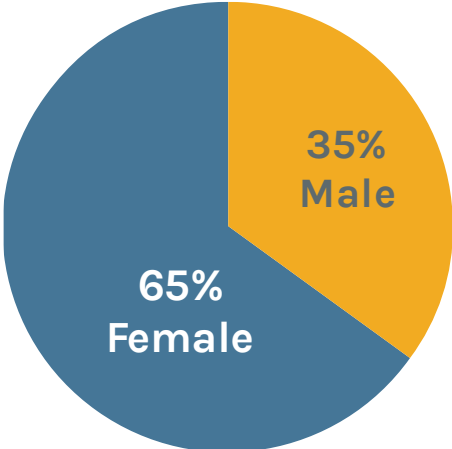
Household Profile

 **294**
Households
(528 total residents)

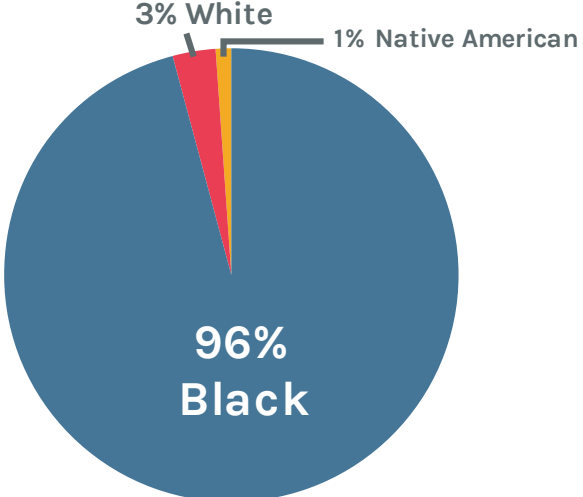
 **1.8**
Average
Family Size

 **1/3**
Have lived in the
neighborhood for
only 0-4 years

Gender Distribution

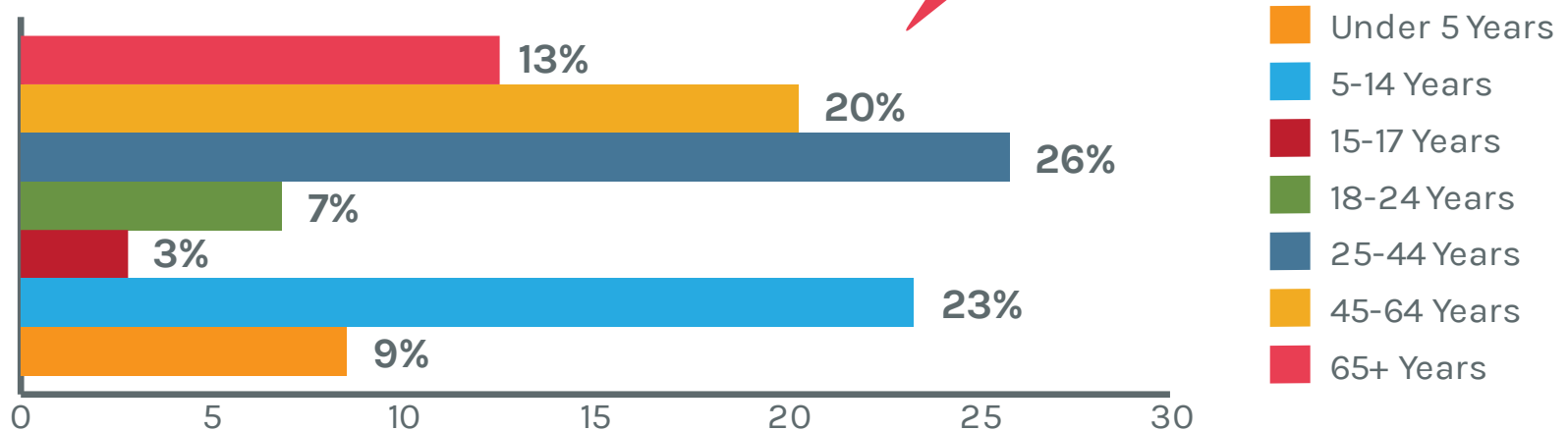


Race



Age Distribution

65% of population
is over 18 years old



Employment and Income

**HACA Yardi Demographic Data as of 6/1/22*



\$14,764

Average Household
Income

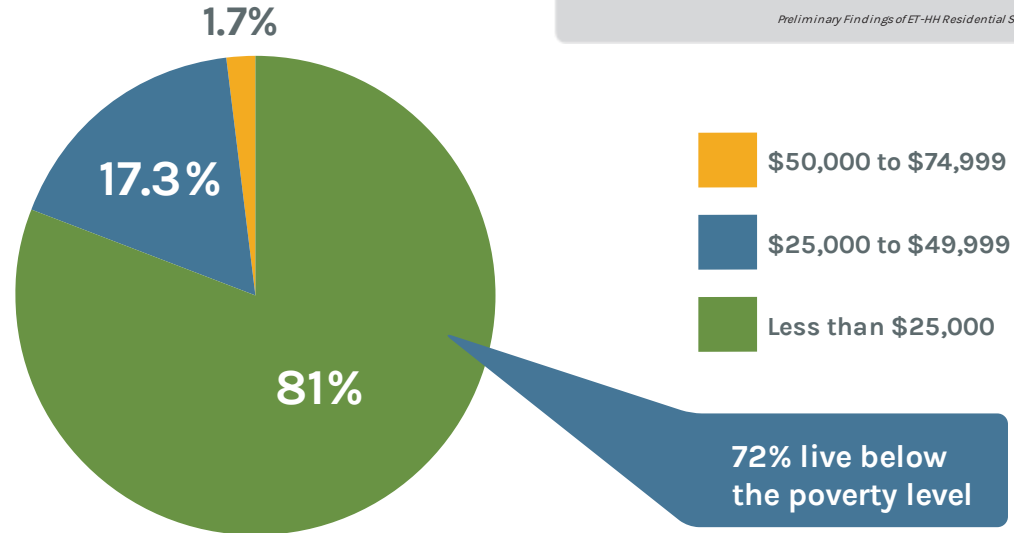


38%

Work-able Adults
Employed

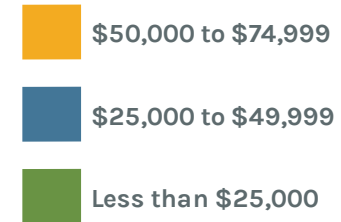
Household Income

**HACA Yardi Demographic Data as of 6/1/22*



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

Preliminary Findings of ET-HH Residential Survey



72% live below
the poverty level

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- 14 Annapolis Yacht Club Facilities

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- Eastport Terrace and Harbour House Site
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NEIGHBORHOOD CONTEXT

Neighborhood residents are affluent, and most are homeowners

1,620
Households in
Neighborhood

2.2
Average Household
Size

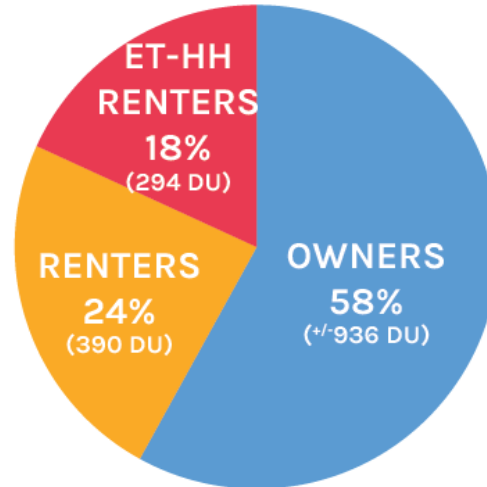
\$129,284
Average Household
Income

68.5%
Population
Employed

2020 ACS 5-Year Survey

HOUSEHOLD TYPES

2020 ACS 5-Year Survey

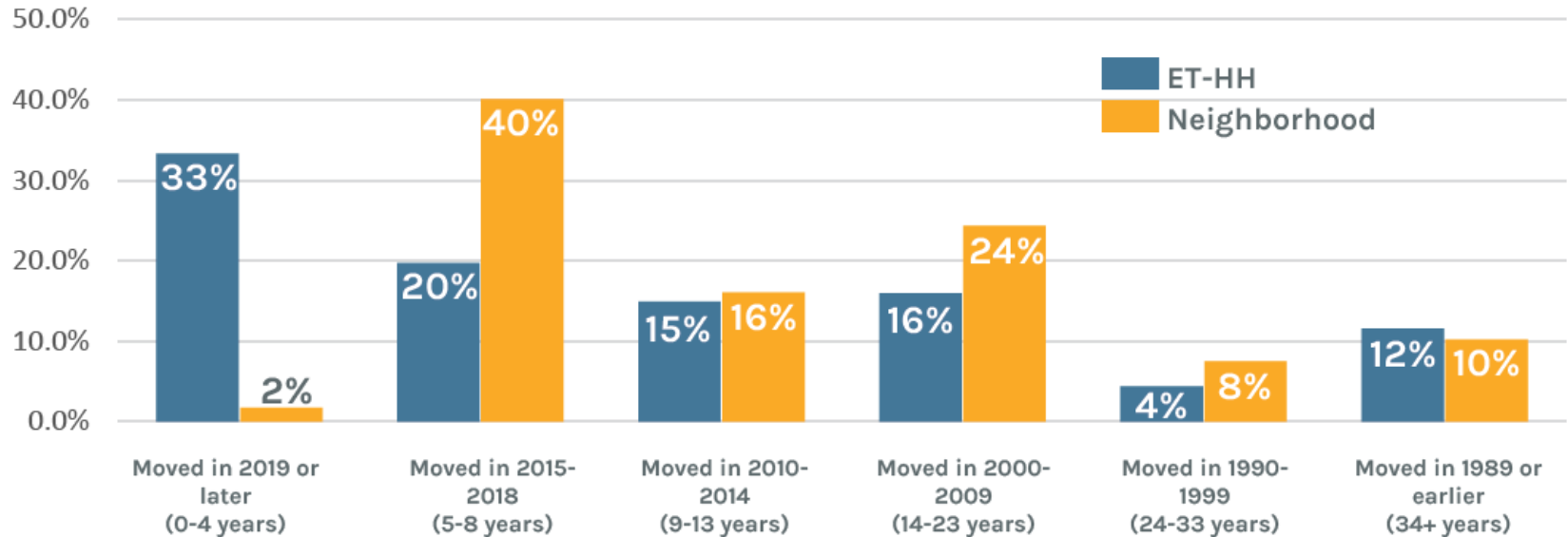


**ET-HH households
make up
43%
of renters in the
neighborhood**

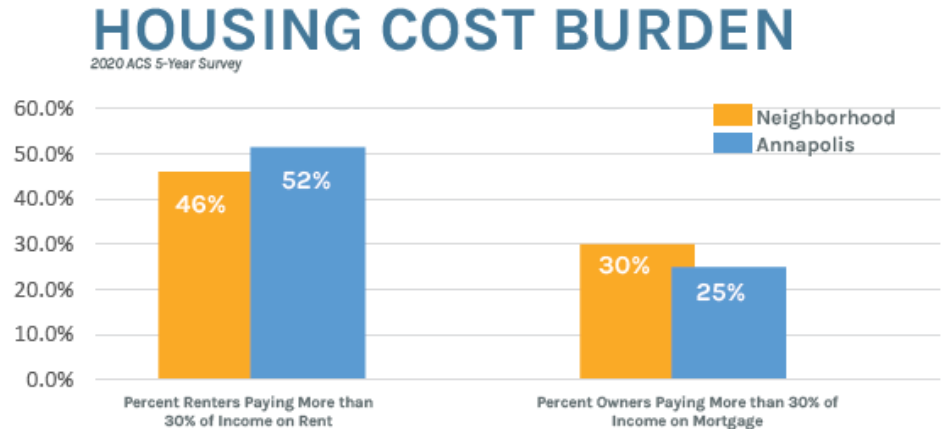
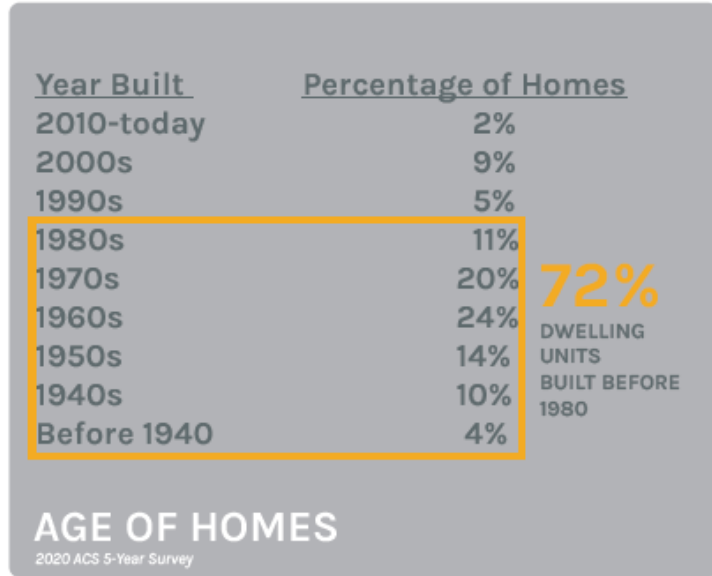
Most have lived in the neighborhood 13 years or less

TENURE OF HOUSEHOLDS

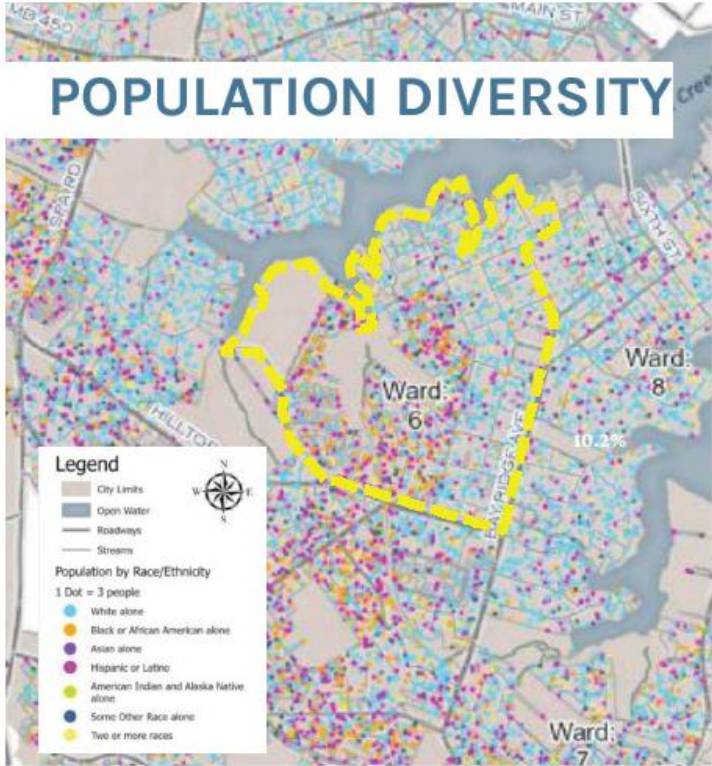
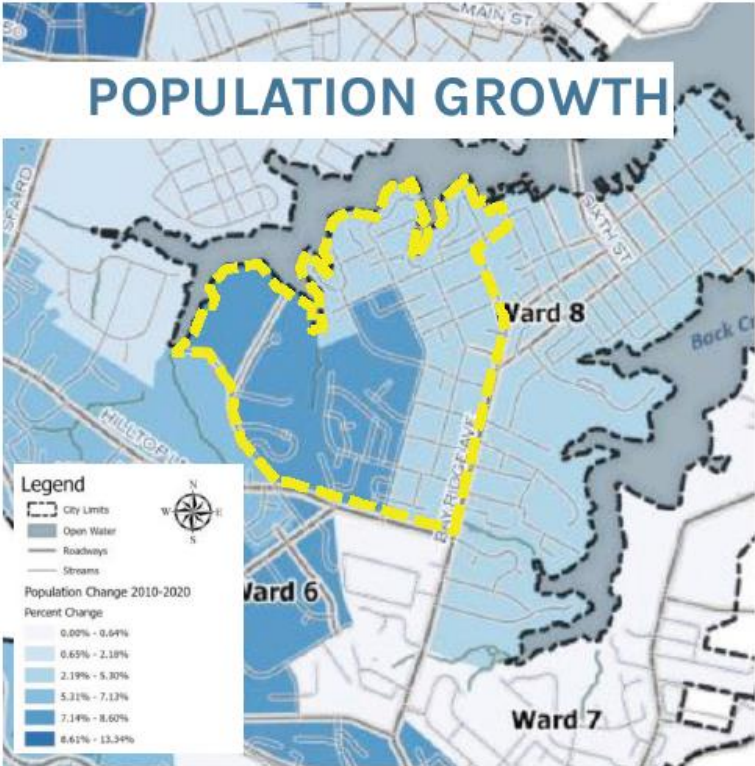
HACA Yardi Demographic Data as of 6/1/2022, 2020 ACS 5-Year Survey



High numbers are burdened by housing cost



Population is growing faster – and is more diverse – in the target neighborhood



Mobility and Transportation



Getting Around



HOUSEHOLDS WITHOUT CARS

13% Neighborhood
7% Annapolis



POPULATION WHO WORKS FROM HOME

11% Neighborhood
9% Annapolis

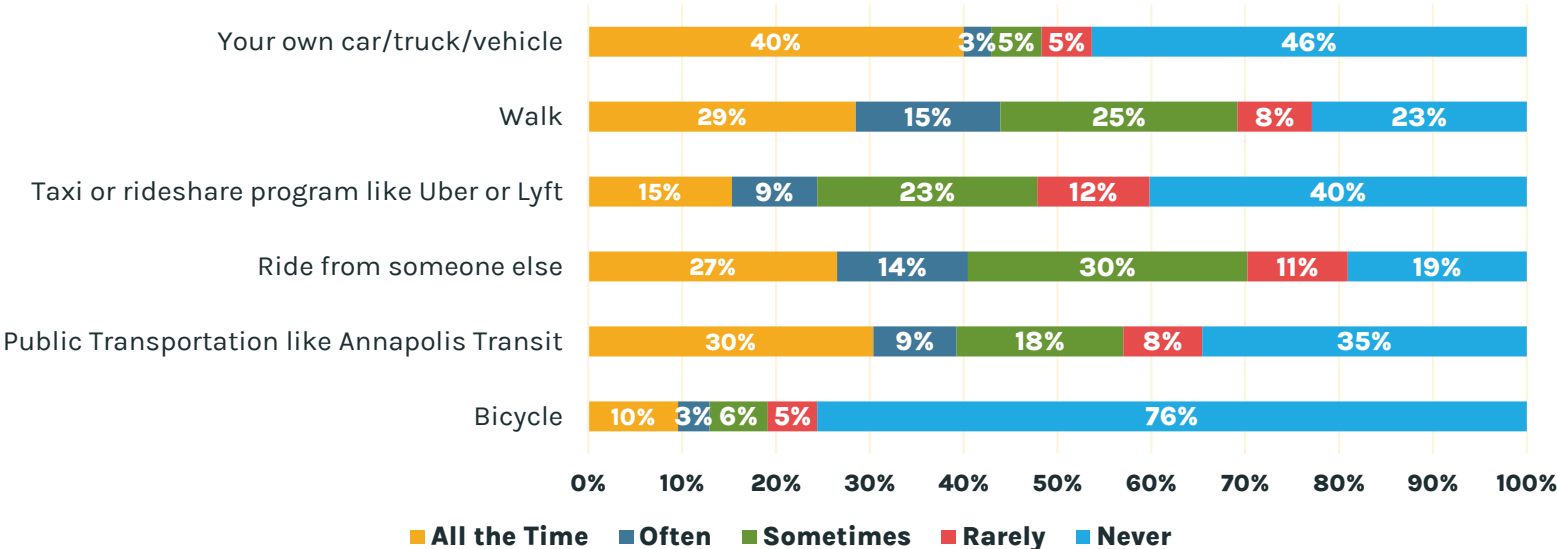


POPULATION WHO USES PUBLIC TRANSIT TO GET TO WORK

7% Neighborhood
5% Annapolis

Privately owned vehicles are most frequent mode of transportation

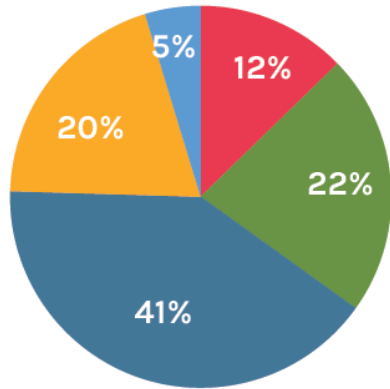
How often do you and your household use each mode of transportation?



Data Source: Preliminary Findings from ET/HH Resident Survey Data 2022

Average travel time to work is **31.7** minutes

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



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



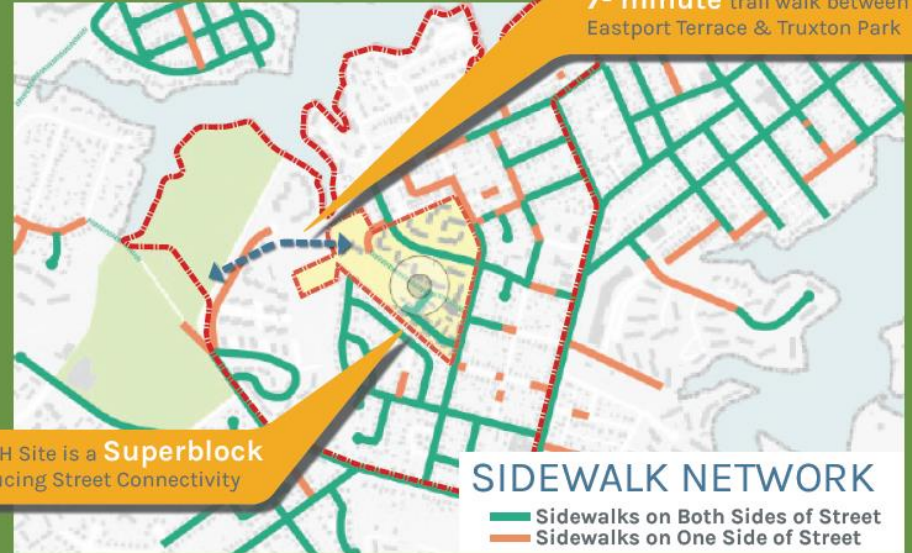
ET-HH Walk Score
<https://www.walkscore.com/>

Opportunity to improve physical connectivity



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)

ET-HH Site is a **Superblock**
Reducing Street Connectivity



Some existing recreation on site, but site is challenged

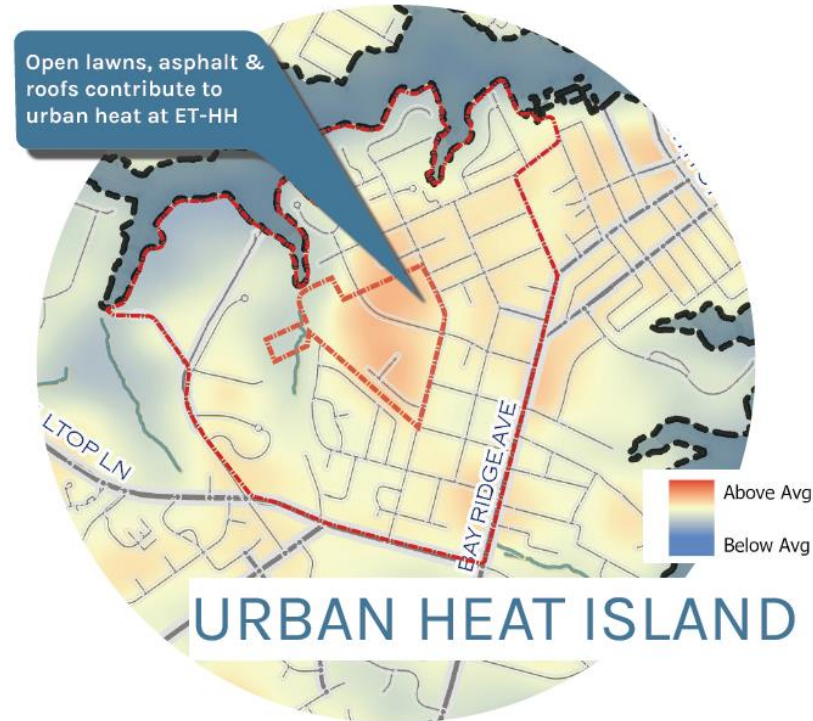
Top **5 RECREATIONAL** things you would **LIKE** to have in the Eastport Neighborhood

Preliminary Findings of ET-HH Residential Survey

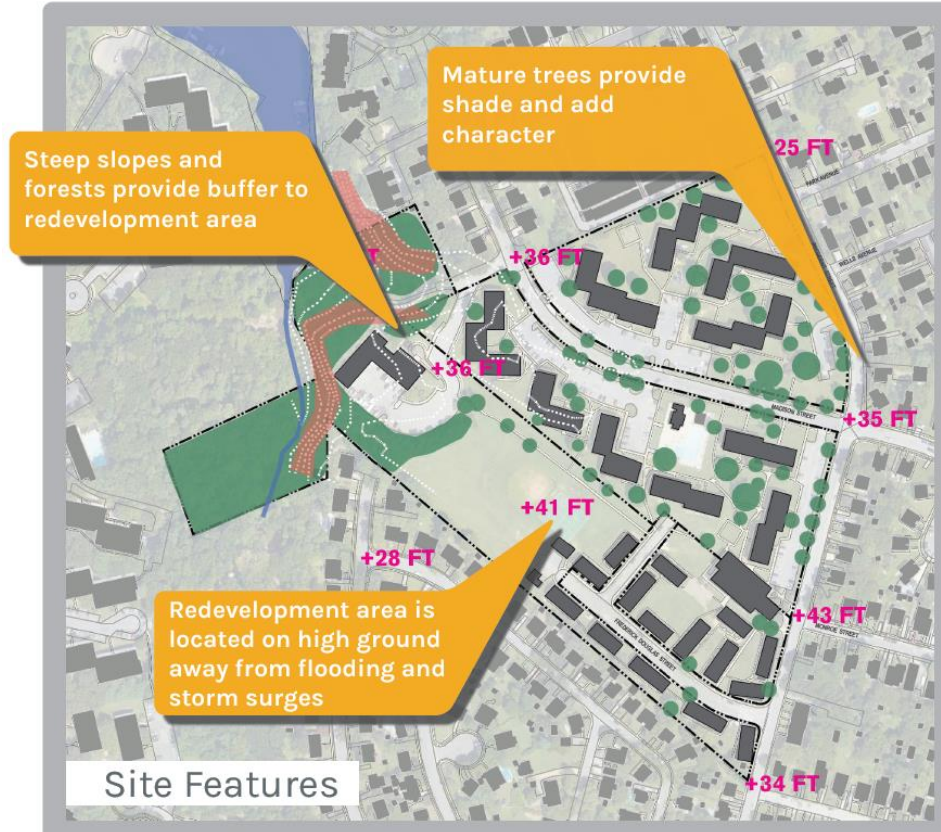
1. **PICNIC / BARBECUE AREA** (64.9%)
2. **POOL / Sprinkler SPLASH PADS** (44.4%)
3. Regular **PARK EVENTS** and Activities for all Ages (44.4%)
4. **SITTING AREA** with Tabletop **GAMES**, shuffleboard court, bocce field, etc. (41.3%)
5. **PLAYGROUND / TOT LOT** (36.9%)



ET-HH is an urban heat island



There are also positive natural and environmental conditions on the site



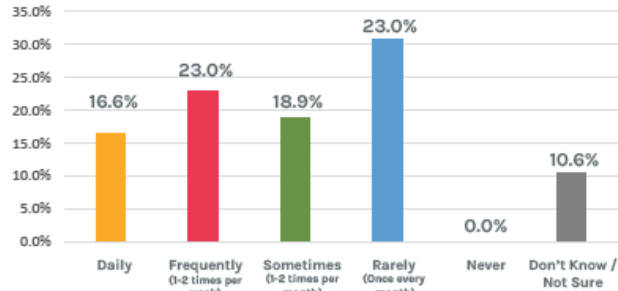
Community Safety



Public safety and perceptions are concerns

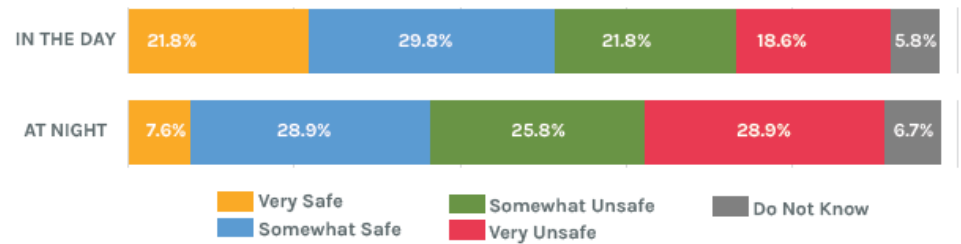
HOW OFTEN DOES CRIME OCCUR in the Neighborhood?

Preliminary Findings of ET-HH Residential Survey



PERCEPTION OF SAFETY in the Neighborhood?

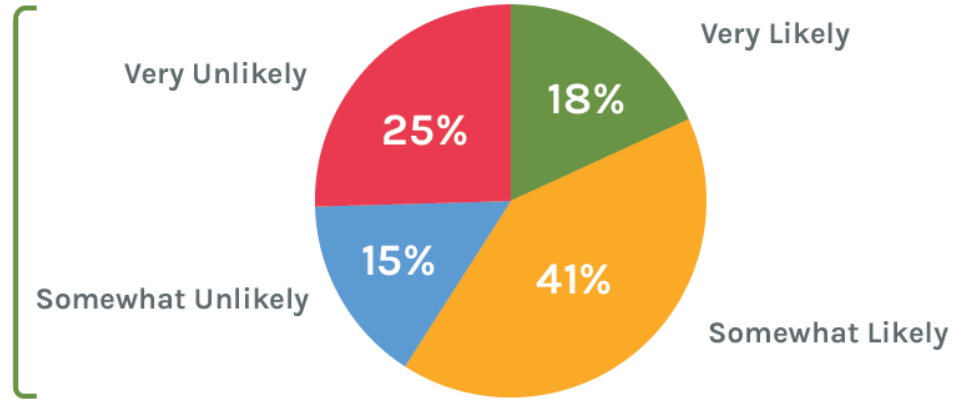
Preliminary Findings of ET-HH Residential Survey



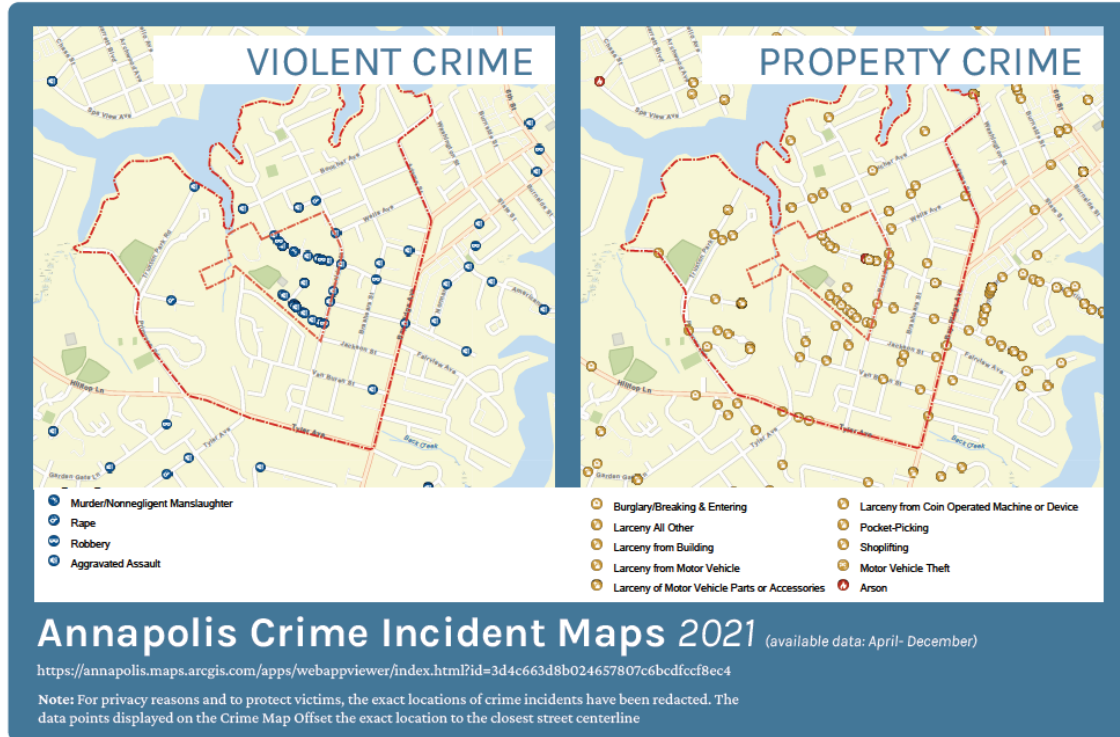


LIKELINESS TO PLAY OUTSIDE in the Neighborhood

Preliminary Findings of ET-HH Residential Survey



Violent crime occurs more often at ET-HH than the rest of the neighborhood, but property crime is more evenly distributed



Community-based interventions can improve health and safety

Top 5 choices for IMPROVING COMMUNITY HEALTH AND SAFETY

Preliminary Findings of ET-HH Residential Survey

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

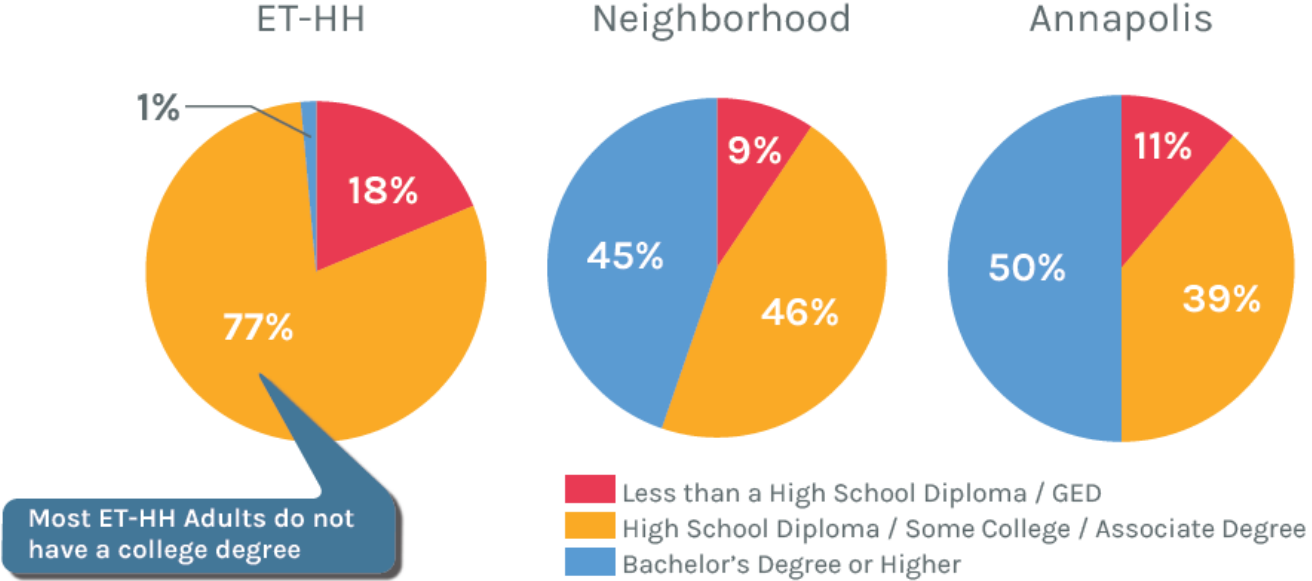
New housing can be designed to improve public safety



Education



High number of ET-HH residents have a High School diploma



HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT

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

Children would participate in more sports/recreation and out-of-school programming

Top 5 YOUTH PROGRAMS

Would Your children Participate In

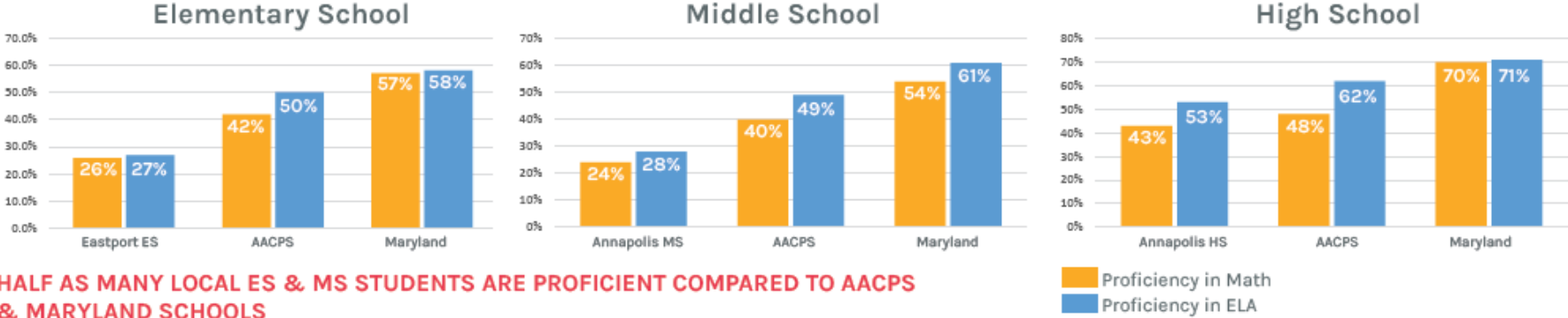
Preliminary Findings of ET-HH Residential Survey

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%)

Public schools that serve the neighborhood perform lower than public schools in Anne Arundel County and the State overall – especially at the Elementary and Middle School level

SCHOOL PERFORMANCE

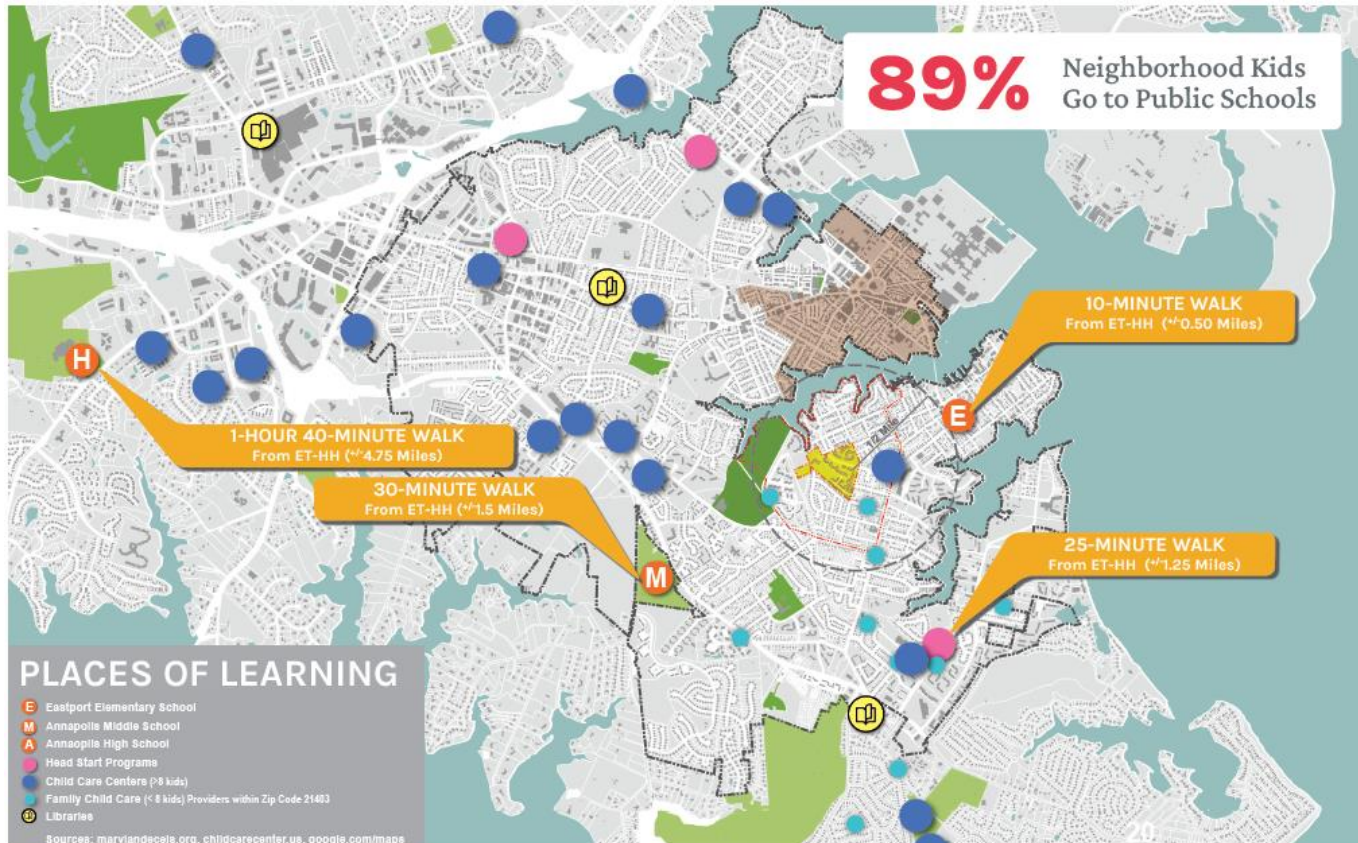
Maryland State Department of Education 2018-2019 School Report Cards



66% of children at ET-HH are of Elementary and Middle School age

HACA Yardi Demographic Data as of 6/1/2022

There are several places of learning for ET-HH children nearby, but some require an extended walk



Special Needs



ET-HH residents have a higher rate of disability than the neighborhood and city

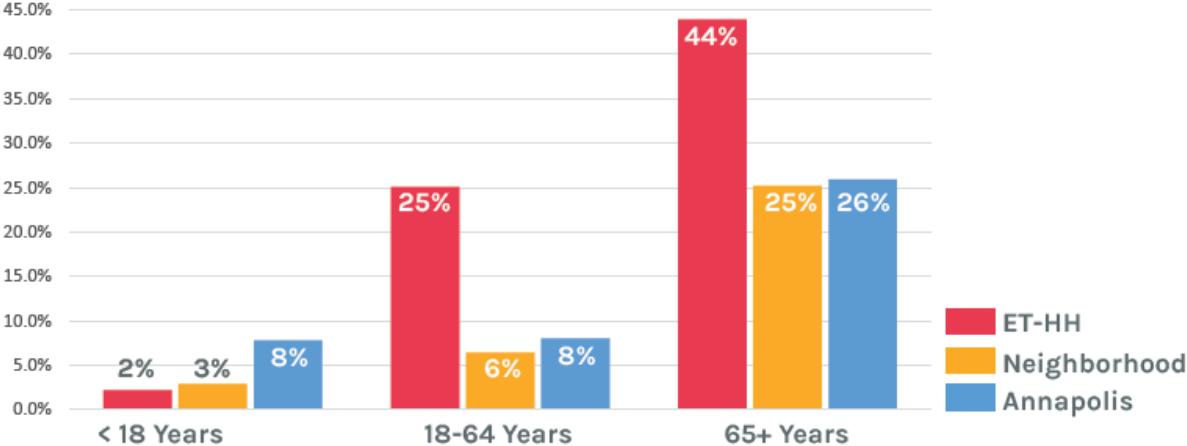


20%

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



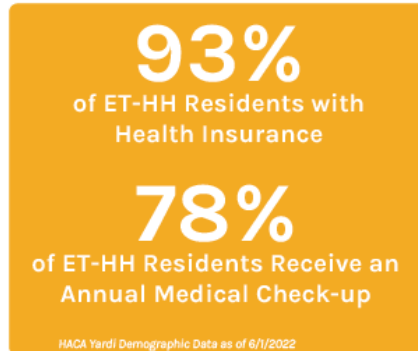
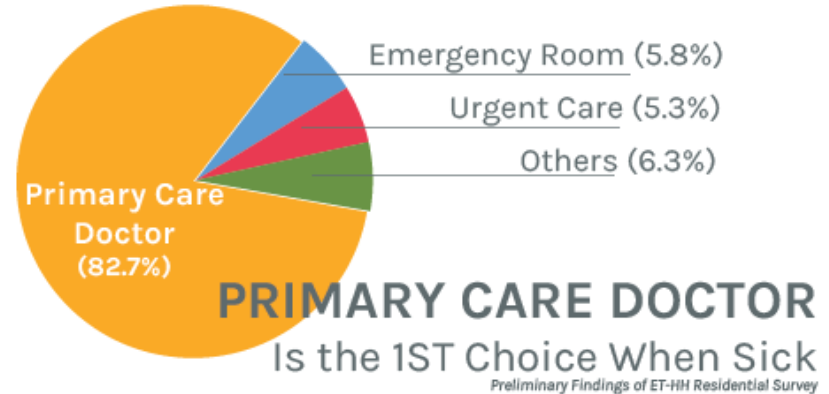
Health and Wellness



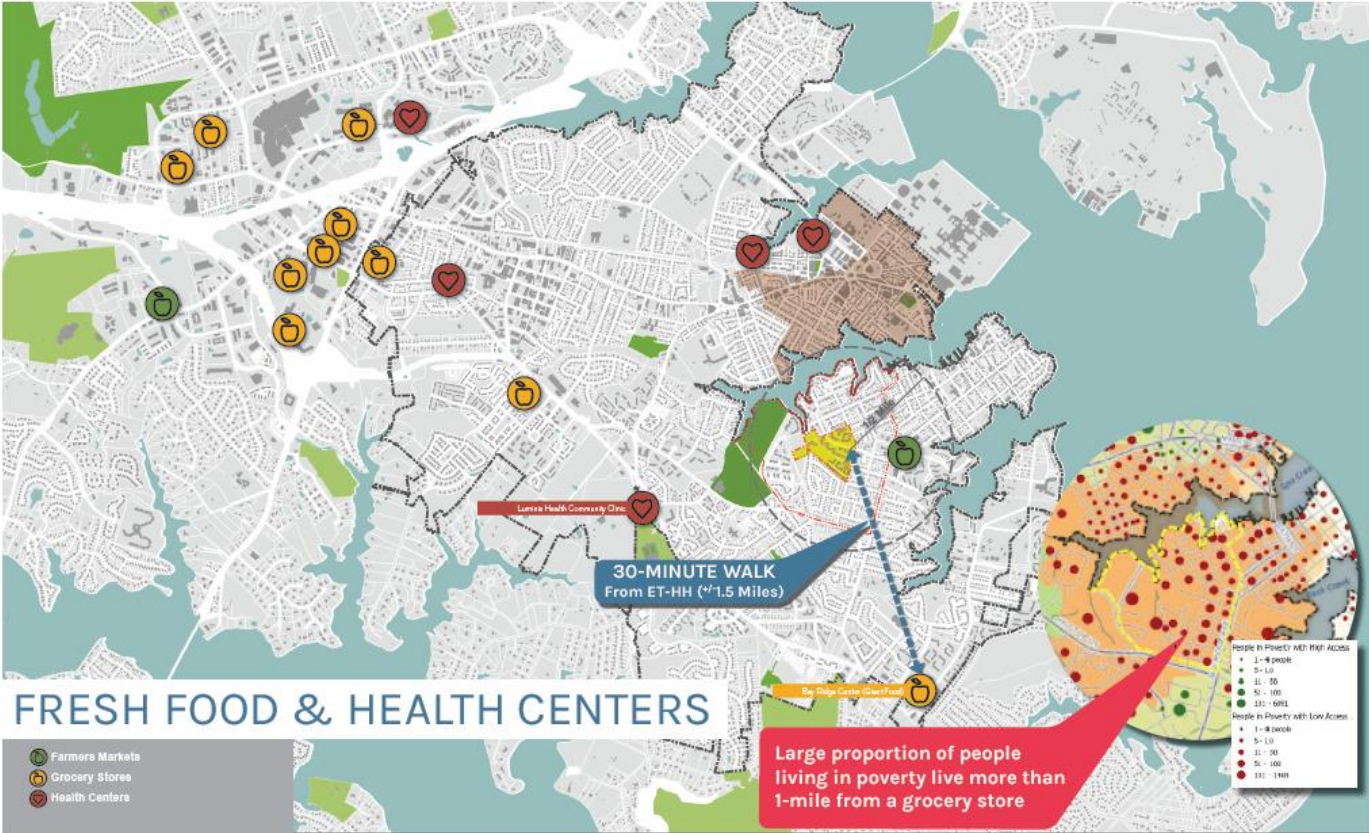
High rates of insurance coverage and good health overall

Nearly **63%** of ET-HH Heads of Household rate their own health as good or excellent

Preliminary findings of ET-HH Resident Survey



Neighborhood is a food desert, and there are no health centers within the neighborhood





HOUSING

Eastport Terrace – Harbour House



ET-HH apartments are obsolete

OBSOLETE APARTMENTS

LACKS HUD 5% ACCESSIBLE UNIT requirements

Most Eastport Terraces are **NOT VISITABLE**

Uneven **BUILDING SETTLEMENT**

INSUFFICIENT FLOOR AREA in some dwelling units

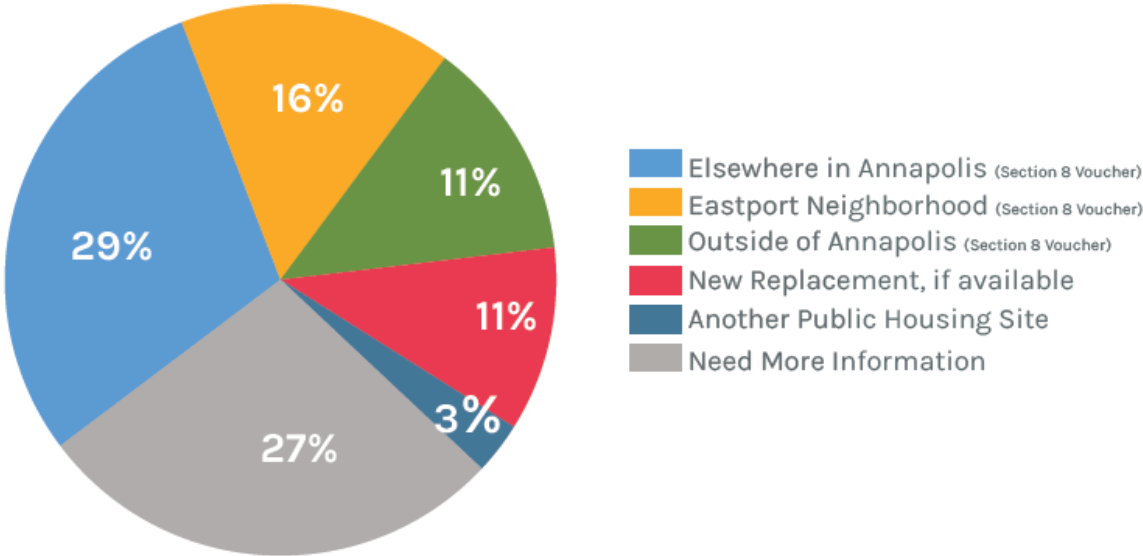
REPETITIVE BUILDING types and materials- lacks individual character and doesn't blend in with surrounding homes

Majority of ET-HH residents prefer to relocate with a Section 8 voucher during construction

RESIDENT HOUSING PREFERENCE

DURING CONSTRUCTION

Preliminary Findings of ET-HH Residential Survey



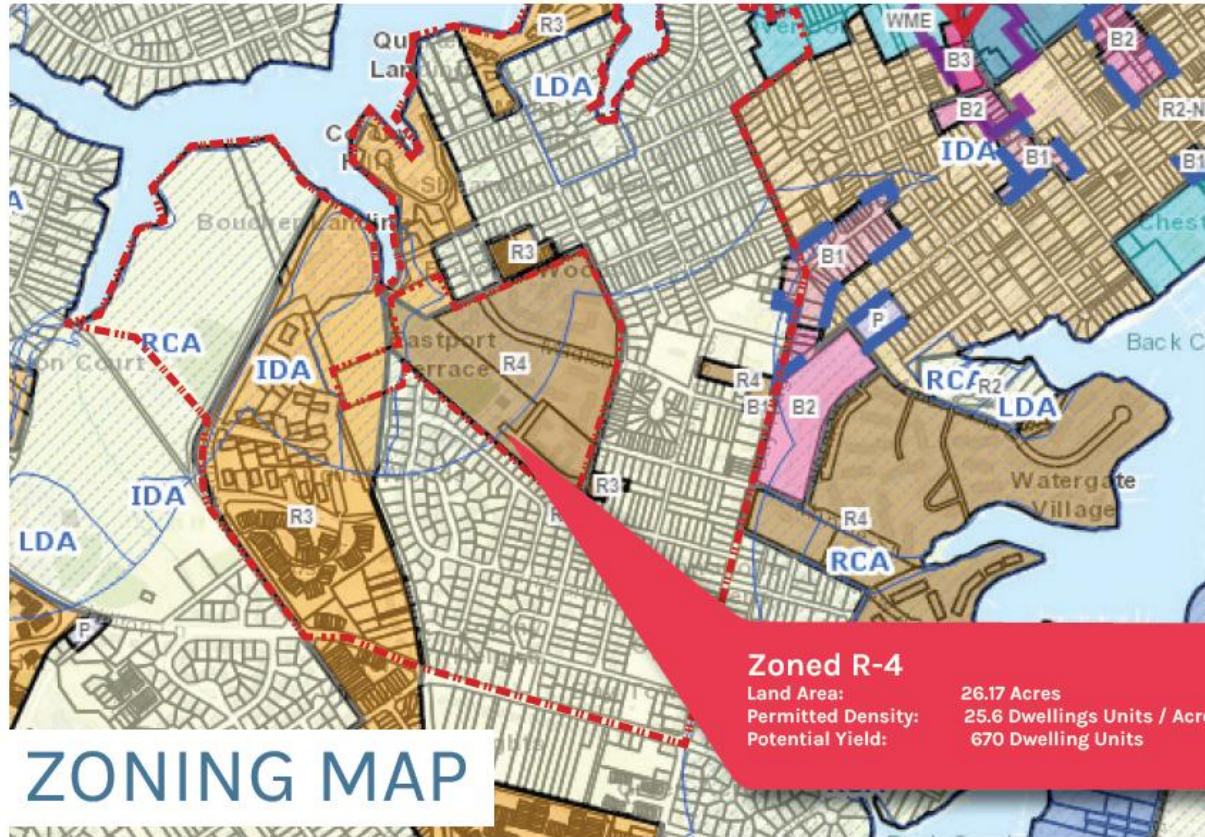
Opportunity to improve ET-HH units

Top 5 PHYSICAL IMPROVEMENTS that You Would LIKE

Preliminary Findings of ET-HH Residential Survey

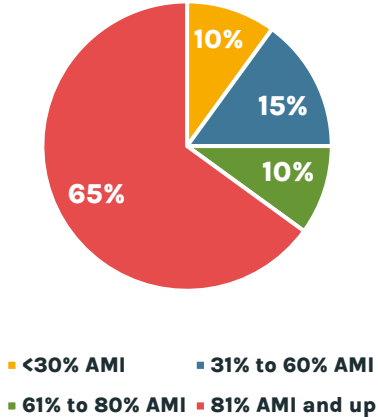
1. In-Unit **WASHER/DRYER** (85.0%)
2. **BALCONIES / PORCHES** (47.4%)
3. Better Outdoor Lighting, Fencing and Other Measures for **SAFETY** (27.8%)
4. More Indoor **COMMUNITY SPACES** (26.9%)
5. **SENIOR APARTMENTS** (25.2%)

Land use at ET-HH and neighborhood

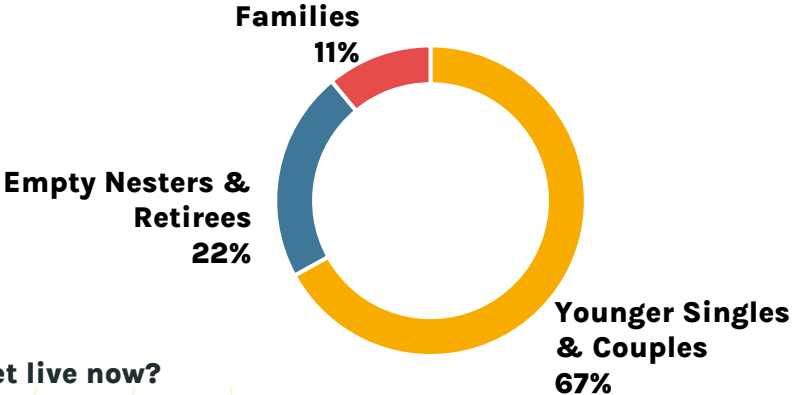


Strong demand for mixed-income housing

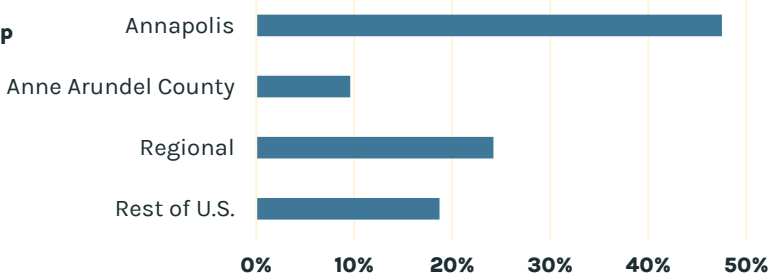
Potential Renters Based on Income



Who is the Potential Market?



Where does potential market live now?

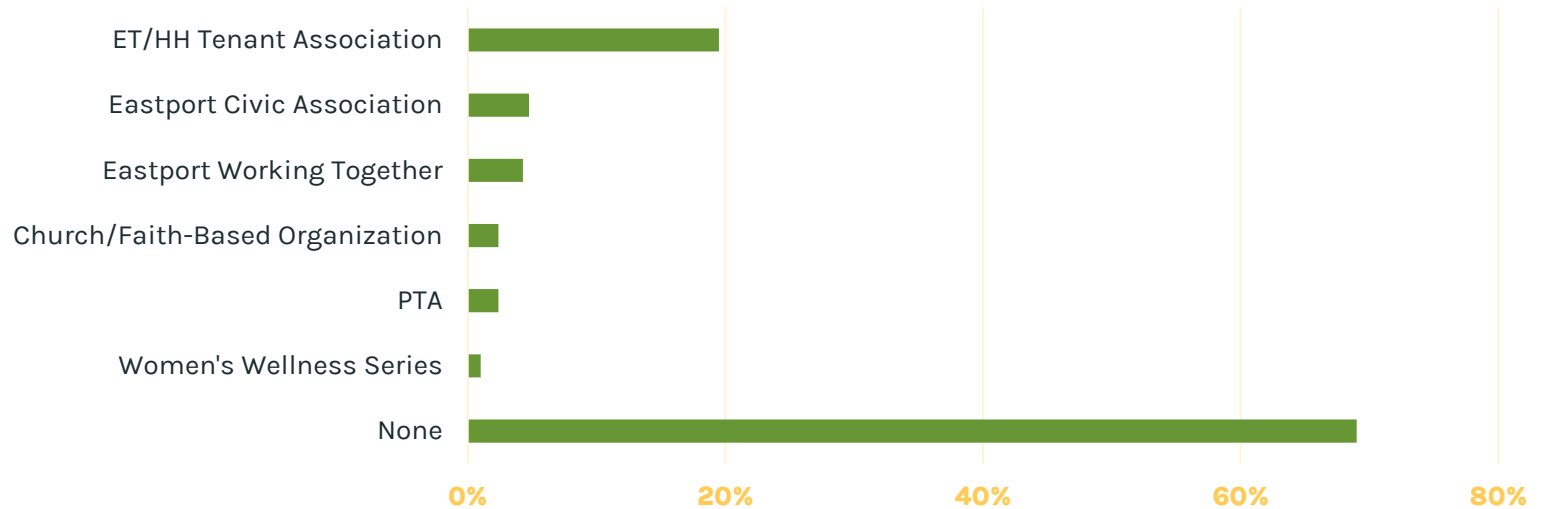


Data Source: 2022 Market Study

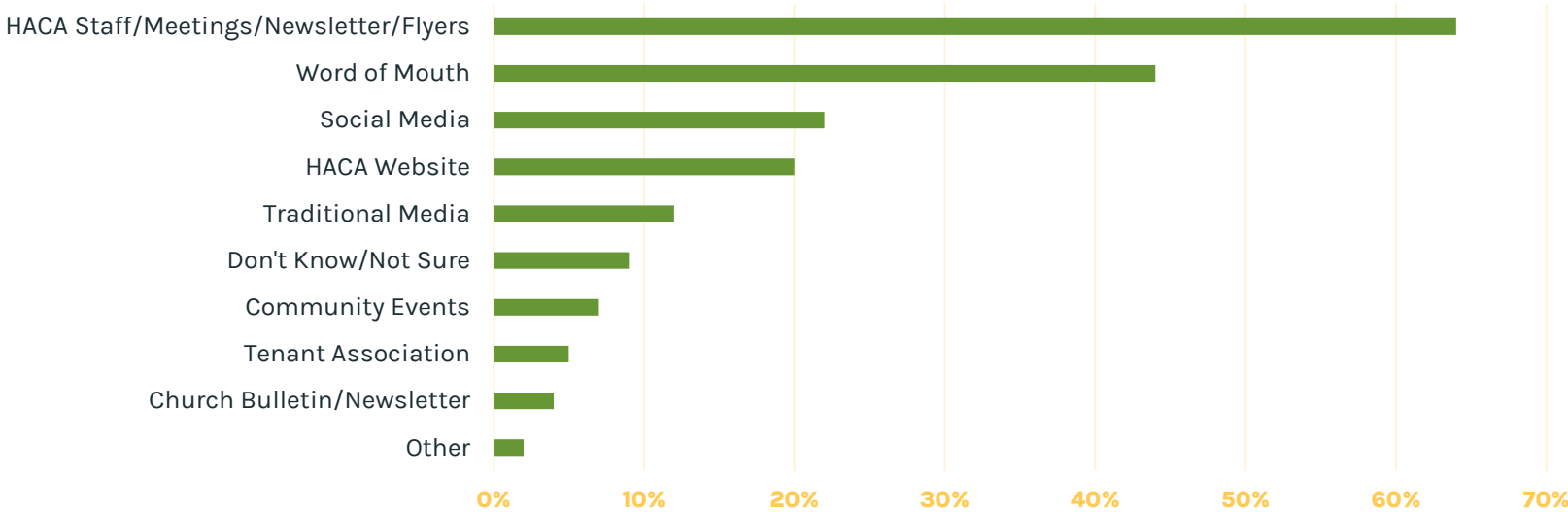


ENGAGEMENT

Are you currently participating in the following associations/organizations in your community?

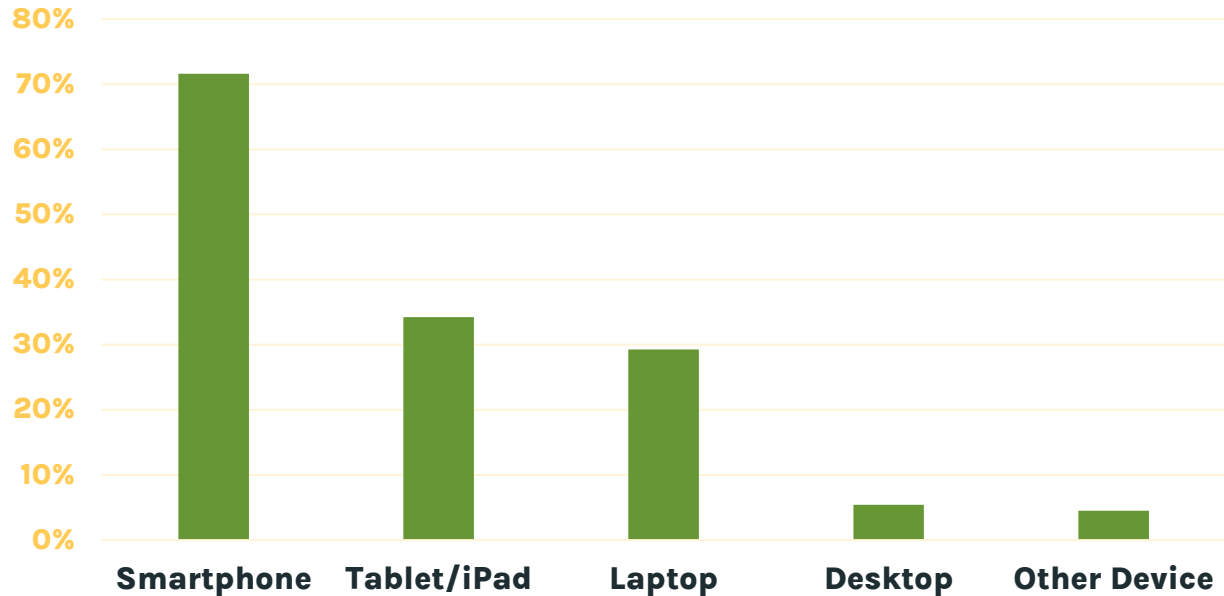


How do you get info about what is going on in Eastport Terrace/Harbour House?



What device do you use to access the internet?

- **50%** always have internet access when needed
- **58%** pay for their own internet at home





WHAT'S NEXT?



Visioning and Strategy Development

- **Youth Workshop** – September 20, 2022, 4:30pm, Eastport Community Center
- **Resident Workshop** – September 20, 2022, 6:30pm, Eastport Community Center
- **Community Workshop** – September 21, 2022, 6:30pm, Eastport Community Center
- **Design Workshop 101**
- **Neighborhood, Housing, & People/Supportive Services Task Force Meetings**
- **Confirm Opportunity Sites**
- **Design Charrette**

THANK YOU!

Presentation will be posted on the Project Website:

www.EastportCNI.org

Planning Coordinator Team

EJP Consulting Group, Lead

Hord Coplan Macht, Architect and Planner

Zimmerman/Volk Associates, Inc., Market Study Analysis



hord | coplan | macht



