

April 17+18, 2023

# CHOICE EASTPORT

COMMUNITY WORKSHOP #3

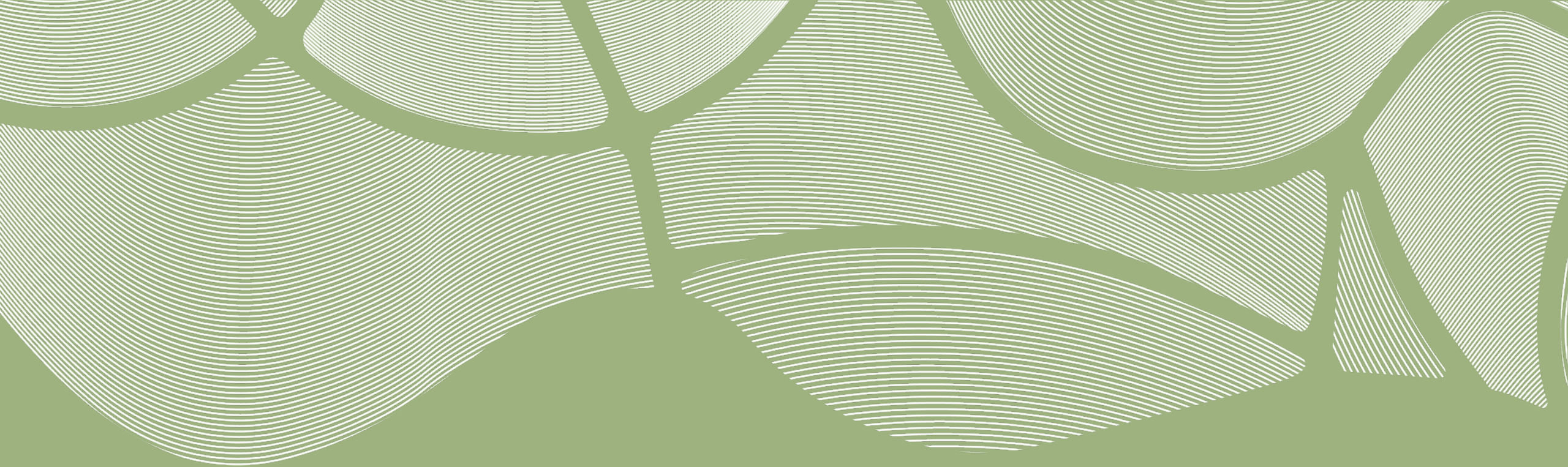
PRESENTATION OF PLAN ELEMENTS



# **AGENDA**

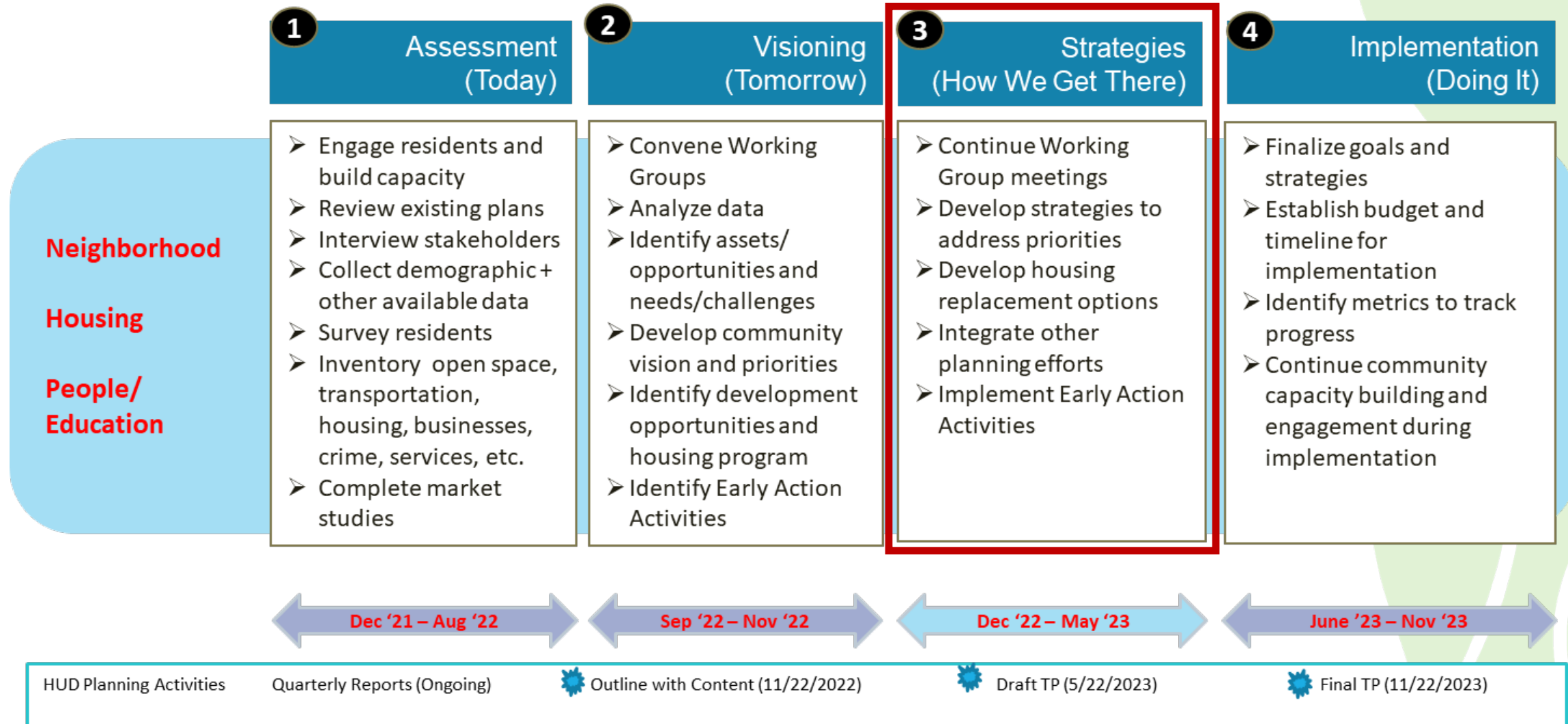
- 1. Planning Process**
- 2. Vision and Goals**
- 3. Proposed Strategies**
- 4. Questions & Answers**
- 5. Station Stroll**





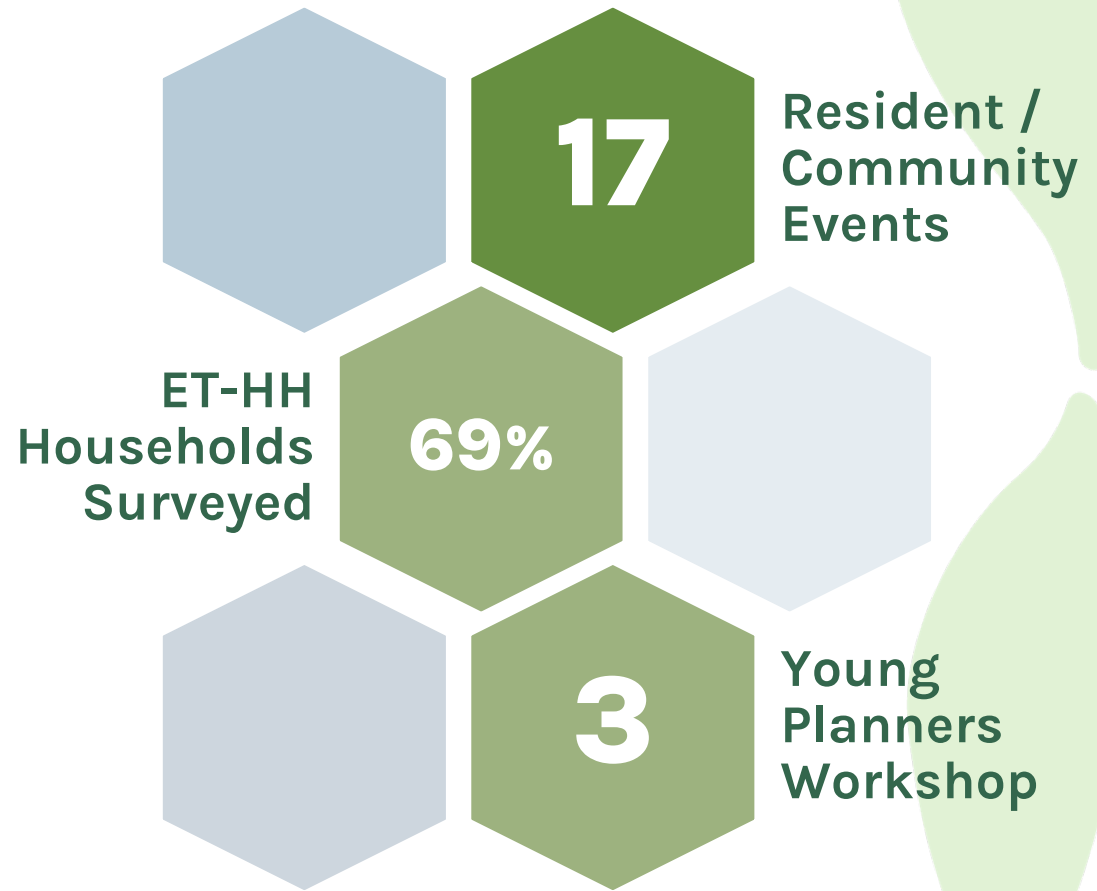
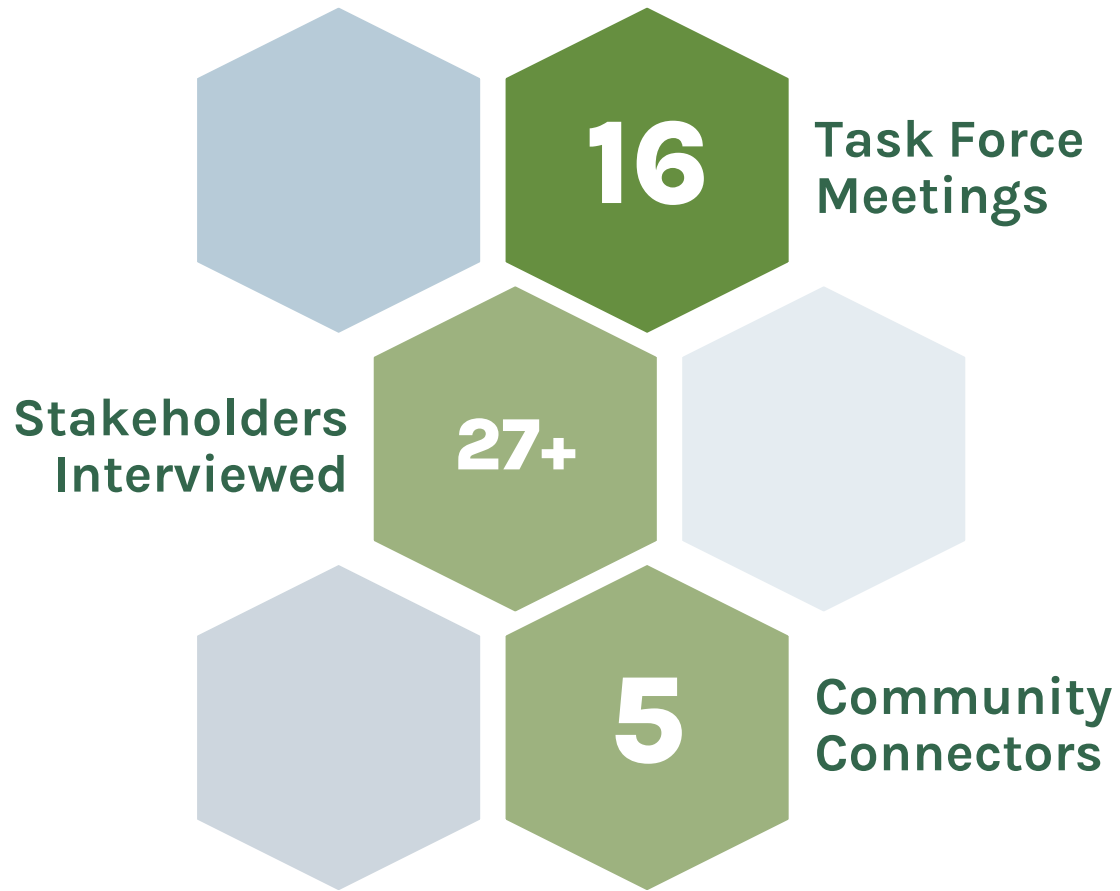
# **1. PLANNING PROCESS**

# PROCESS





# CONTINUED ENGAGEMENT





# **2. VISION & GOALS**





# “One Eastport for Everyone”

*Eastport Connected*  
*Everyone Together*  
*Access for All*



# GOALS



Invest in Family Success

Reconnect People & Places

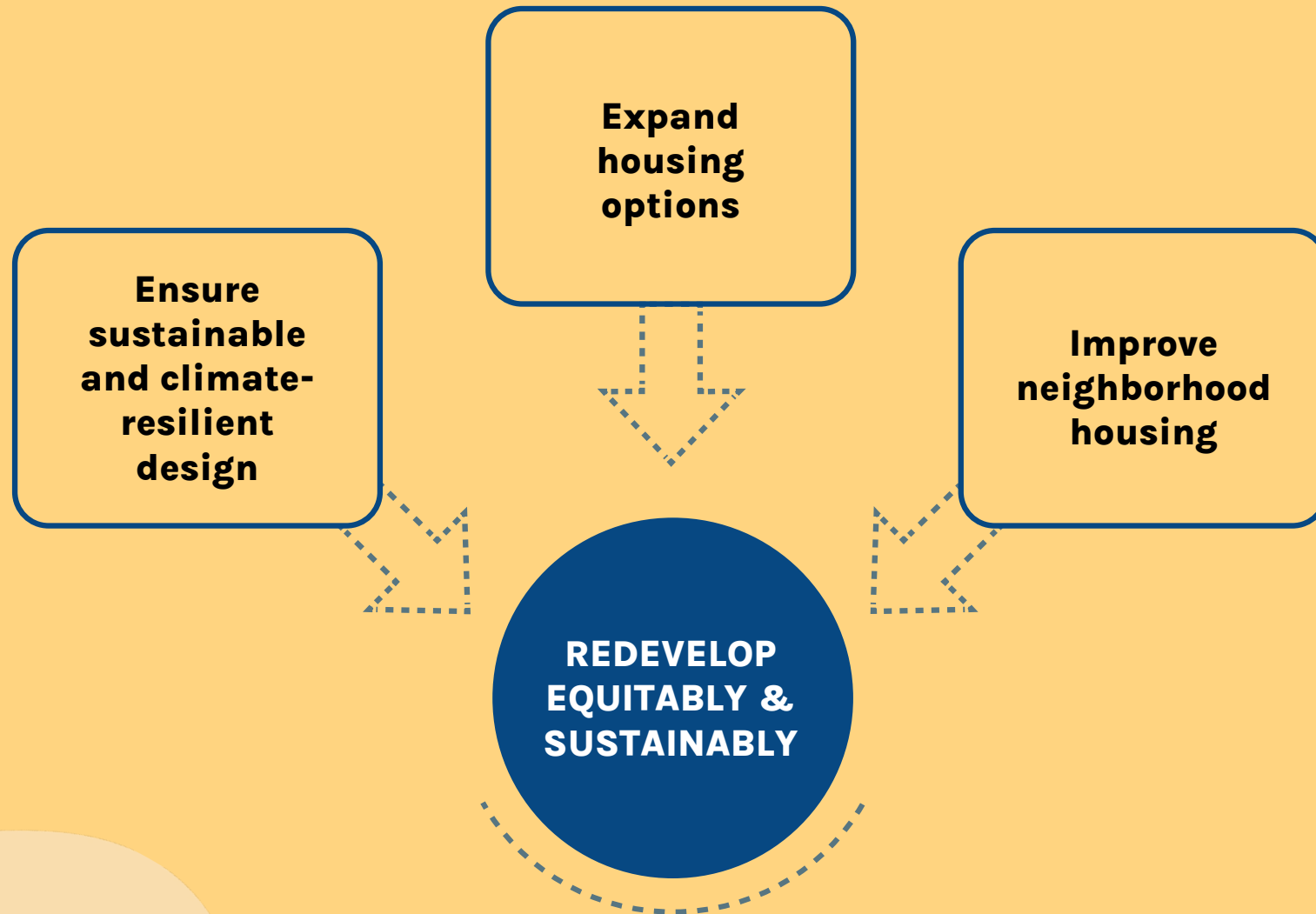
Redevelop Equitably & Sustainably





# **3. PROPOSED STRATEGIES**

# STRATEGIES





# EXPAND HOUSING OPTIONS

- Preserve all existing affordable units  
**(One for One Replacement)**
- Integrate a range of housing affordability options with inclusive design **(Mixed Income)**
- Provide **diverse housing types** to serve the needs and changing lifestyles of families, including those with physical challenges
- Explore **off-site opportunities** and **strategic partnerships** to expand housing options

# FRAMEWORK PLAN

## RESIDENTIAL PROGRAM

Total Units 600-650 DU  
 Replacement Units 357 DU  
*(one-for-one replacement)*

Land Area 27.14 AC  
*Residential Density 23.02 DU/AC*



### Common Ground

Gateway Park and Central Park are highly visible and accessible nodes of recreation and community gathering spaces for residents and neighbors.



### "Main Street"

Ground-floor activating uses including retail, supportive services and community spaces flank both sides of Madison Street creating a hub of community activation throughout the day.



### Primary Corridor

This central visual and pedestrian corridor organizes the redevelopment and connects the surrounding neighborhood to the Common Grounds and "Main Street".



### Secondary Gateways

Pedestrian and/or vehicular access points aligned with surrounding neighborhood streets and open spaces.



# SUSTAINABLE AND CLIMATE-RESILIENT DESIGN



Integrated Stormwater Management Landscape



Bioretention in the street

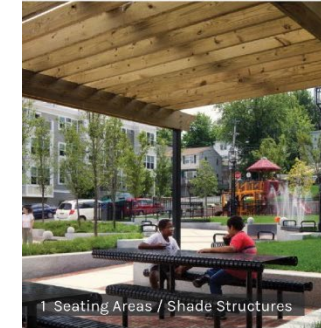


Native Street Trees

- Ensure design meets or exceeds Green and Sustainable standards
- Reduce vulnerabilities to the impacts of storm surge and flooding from extreme weather
- Reduce urban heat and enhance native habitat
- Design community spaces to serve as a place of refuge



# OPEN SPACE NETWORK





# SERVICES AND AMENITIES

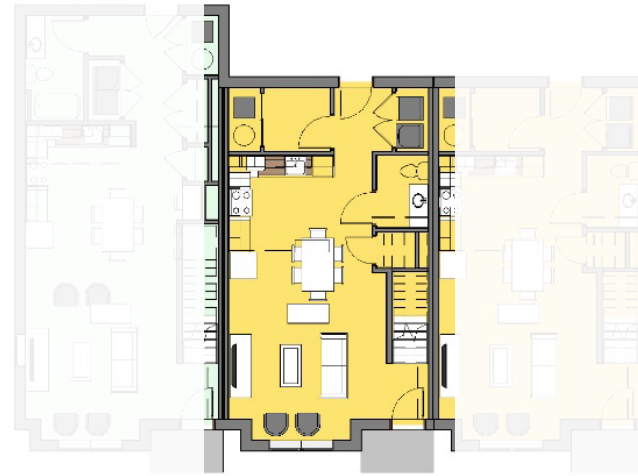


1. Community Center
2. Fitness / Pool
3. HACA Offices
4. Maintenance Area
5. Early Education (Head Start)
6. Leasing / Supportive Services
7. Community-Serving Retail
8. Residential Amenity Space

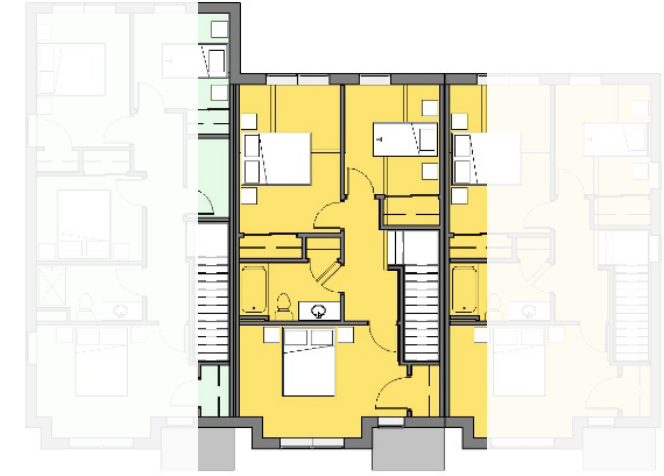


# TOWNHOUSES

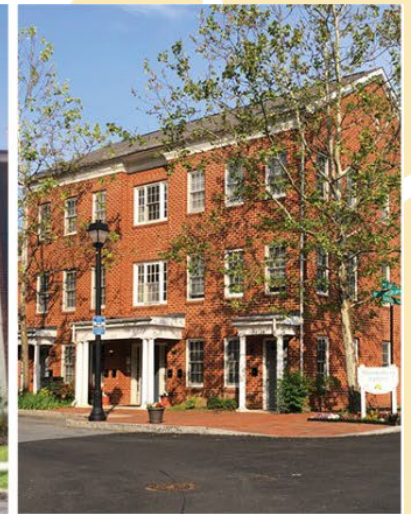
- Two- and Three-story buildings
- Individual entrances
- 1 Dwelling unit per building
- Private yards



Level 1

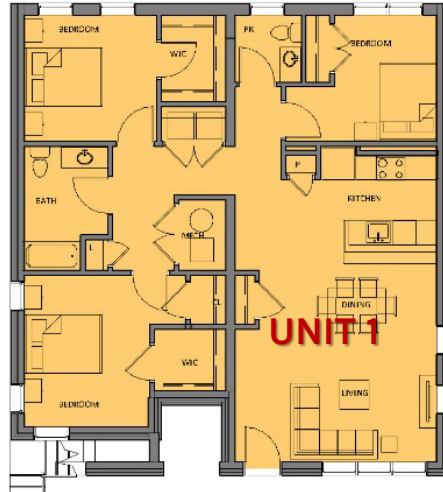


Level 2

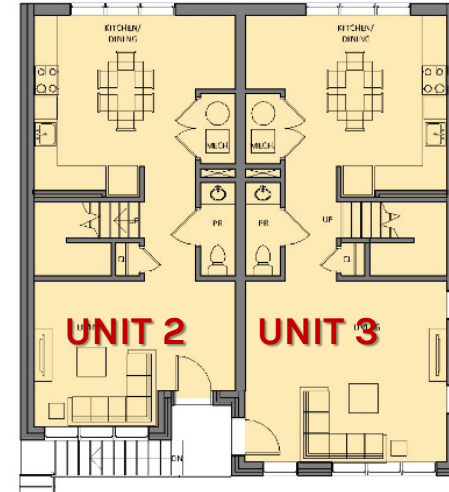


# TOWNHOUSES over FLAT

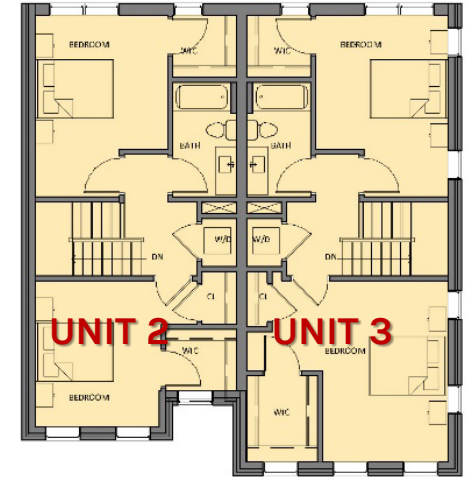
- Three-story building
- Individual entrances
- 3 Dwellings per building
- Yards



Level 1



Level 2



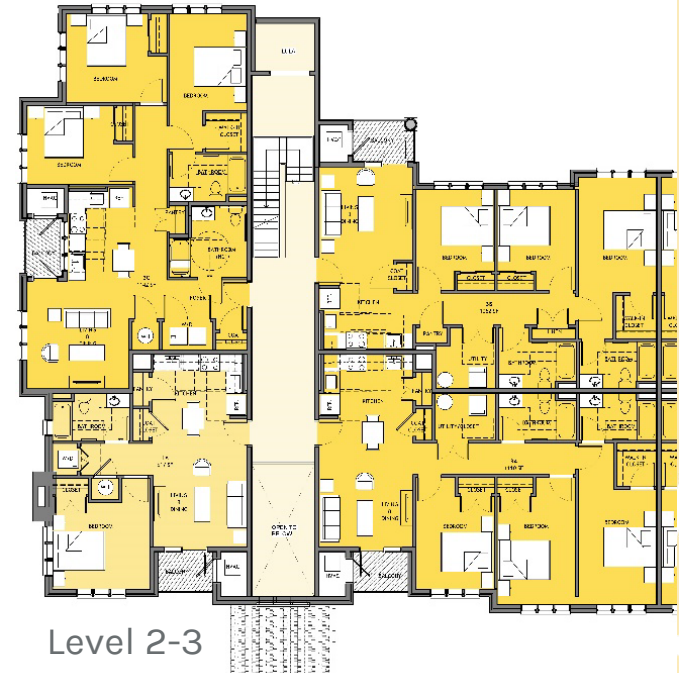
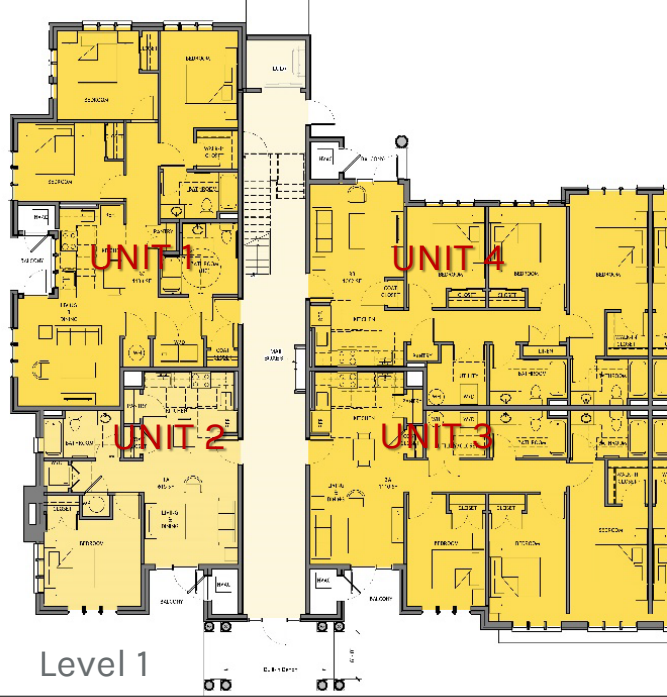
Level 3





# WALK-UP APARTMENTS

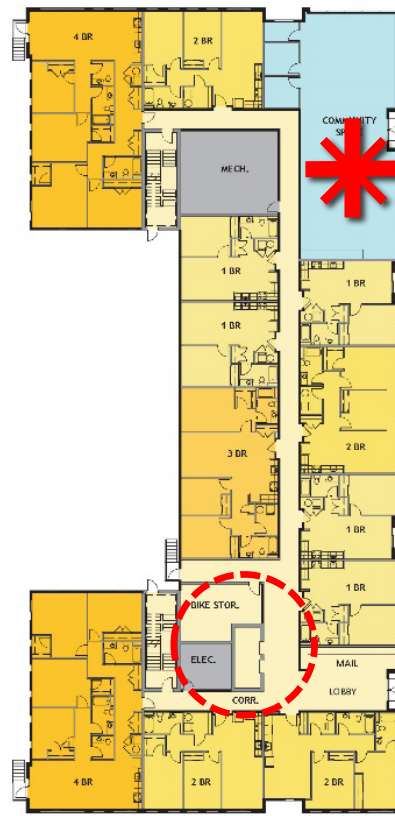
- Three-story buildings
- Common stairs
- 9-12 Dwellings per building



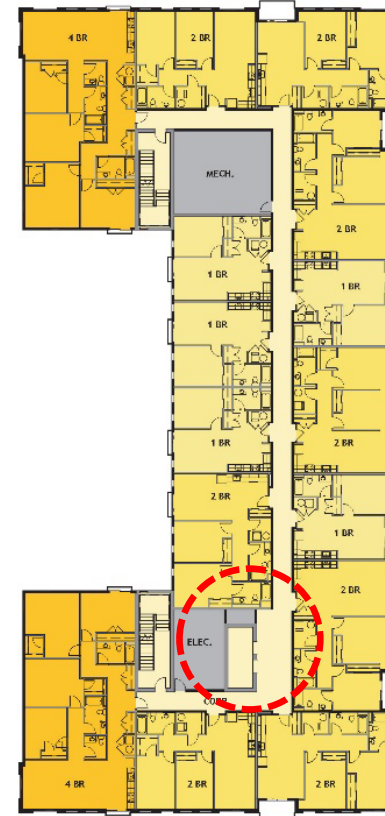


# MULTIFAMILY CORRIDORS

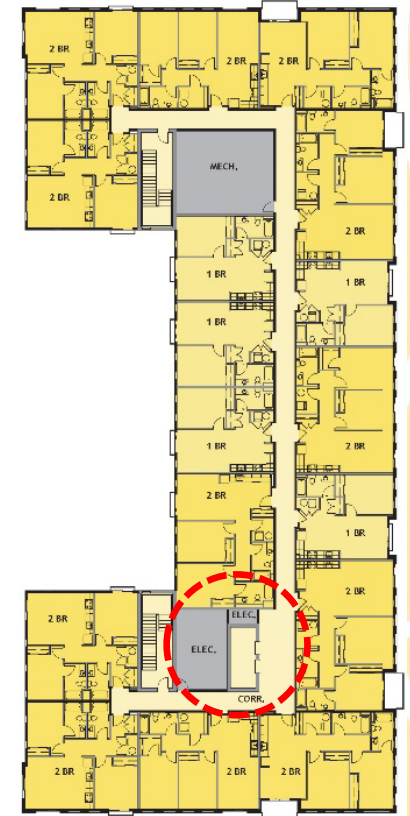
- Three- and four-story buildings
- Shared lobby and elevators
- Shared amenity spaces
- >24 Dwellings per building



Level 1



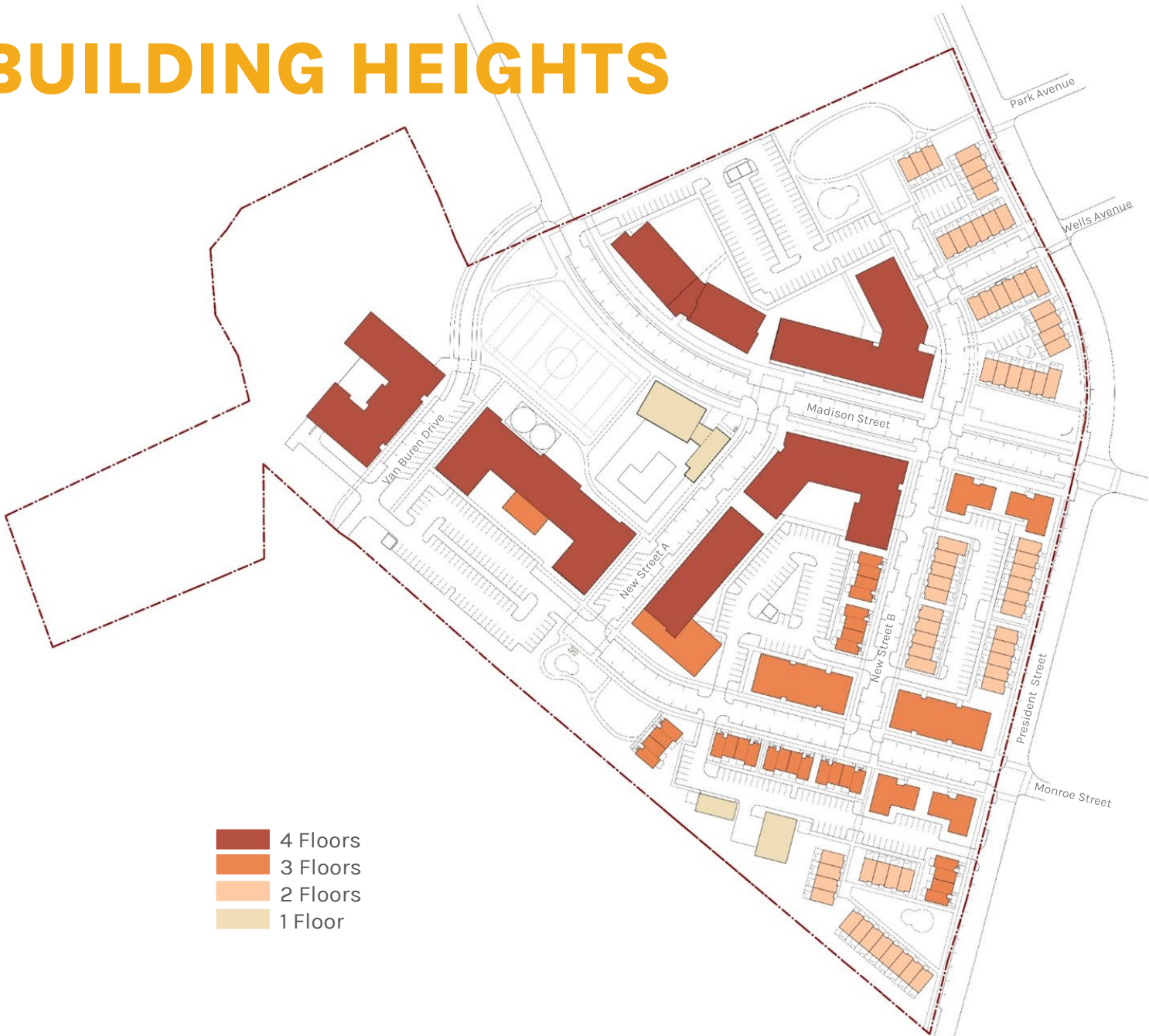
Level 2



Level 3-4



# BUILDING HEIGHTS



- 4 Floors
- 3 Floors
- 2 Floors
- 1 Floor





# GETTING STARTED



***BUILD FIRST***



# IMPROVE NEIGHBORHOOD HOUSING



Duplex Homes (Madison Court)



Habitat for Humanity Homes (Hilltop Lane)



Single Family Homes (Madison Street)



Townhouses (President Street)



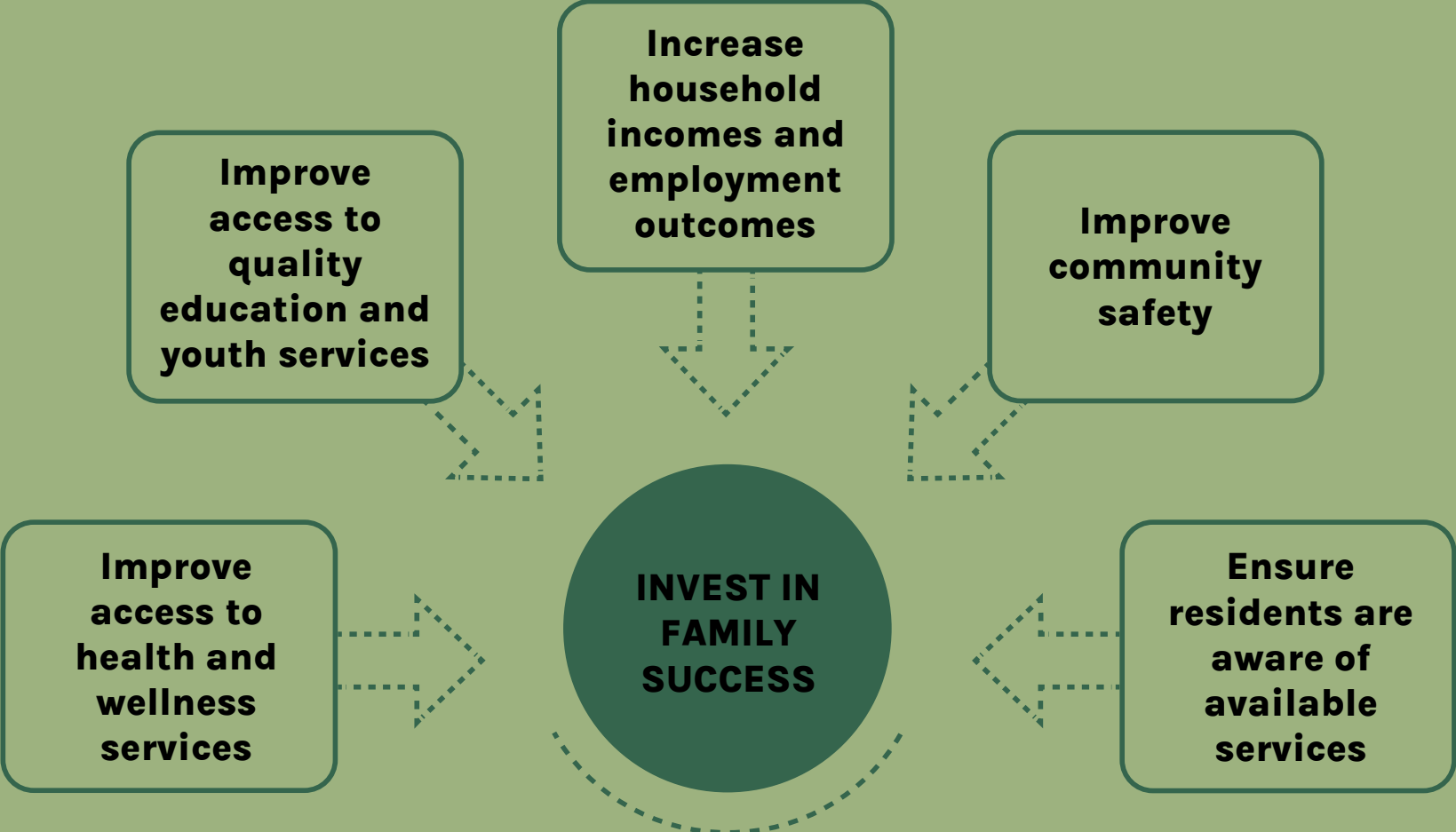
Admiral Farragut Apts (Primrose Road)



Madison Street Apartments

- Provide incentives and funding to encourage landlords to improve existing properties to retain market affordable rental housing
- Identify funding sources to encourage existing homeowners to improve properties and remain in place

# STRATEGIES





# HEALTH AND WELLNESS

- Provide flexible locations on-site for mental health, medical/dental, tele-health, other medical services, and other on-demand support
- Provide space on-site to support healthy food options, including a farmers' market and food pantry



2 Farmers' market



3 Community health suites

- WELLNESS OPPORTUNITIES
- 1 Community fitness space
  - 2 Farmer's market opportunity
  - 3 Swing space for community health suites
  - 4 Access to nature and recreation activities



# EDUCATION AND YOUTH

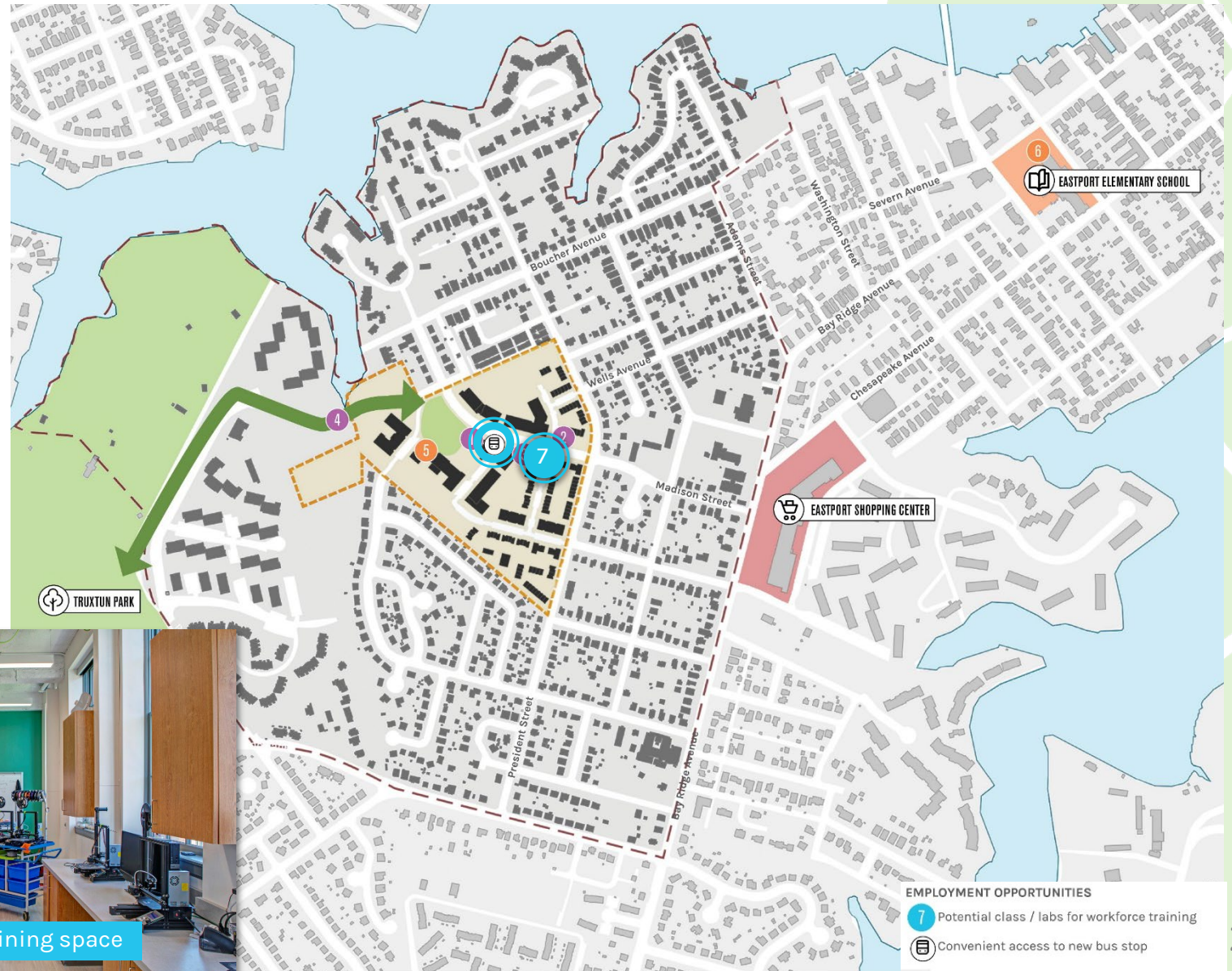
- Develop on-site Early Learning center
- Provide active and engaging afterschool, summer recreation, and enrichment programs for local youth
- Partner with Eastport Elementary School to expand their community school mission
- Develop a pathway to apprenticeship, vocational, and post-secondary education programs





# INCOME AND EMPLOYMENT

- Provide access to targeted workforce development training and placement for industries that are in demand
- Create a hiring preference for residents who live in the community for all jobs generated by the redevelopment effort





# COMMUNITY SAFETY

- Implement a Community Violence Intervention (CVI) Program
- Support resident and community-led safety programs, including investing in a trauma/care team to support residents that have experienced violence
- Enhance communication between Annapolis Police Department and neighborhood residents and businesses, including increased visibility



# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN



1. Visible and articulated building entrances
2. Building addresses easy to identify
3. Visibility from sidewalk and street
4. Buildings, low landscape, and visually permeable site features and fencing define the private zone
5. Windows, doors and stoops activate the streets
6. Maintained landscape and limbed-up shade trees
7. Pedestrian-scaled street lighting



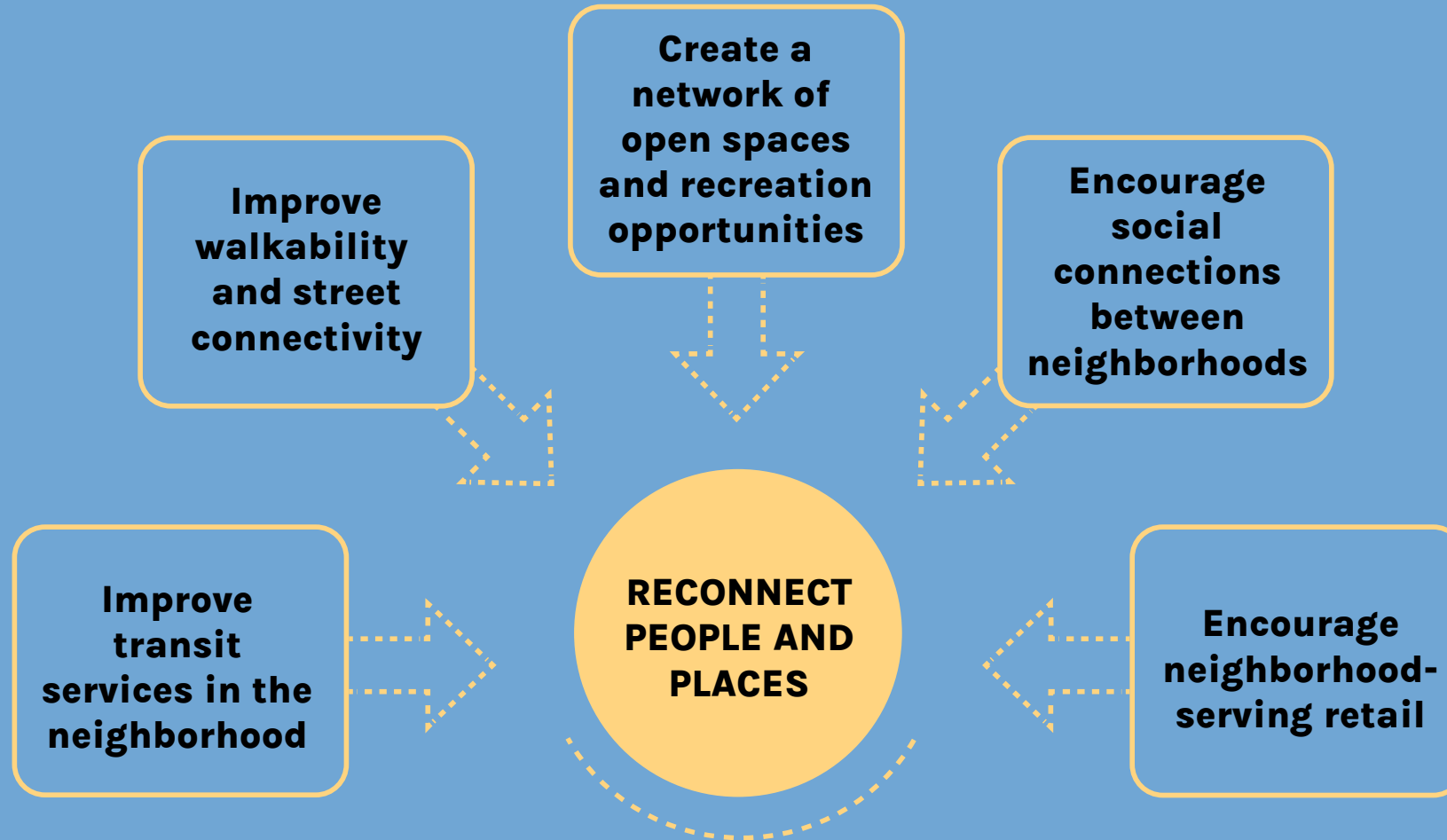
# EXPAND MARKETING AND COMMUNICATION OF AVAILABLE SERVICES

Develop a comprehensive marketing/communication network to ensure that residents are aware of the menu of services that are available.

When surveyed about the availability of supportive services being offered:

- **46%** of respondents were aware
- Only **27%** of respondents had utilized those services
- Of those who had utilized services, **35%** were satisfied with the services, and
- **31%** were not aware of any supportive services

# STRATEGIES





# OPEN SPACES AND RECREATION OPPORTUNITIES

- Improve public waterfront access at Hawkins Cove
- Improve and connect to the existing trail network linking Truxtun Park, Hawkins Cove and new park spaces





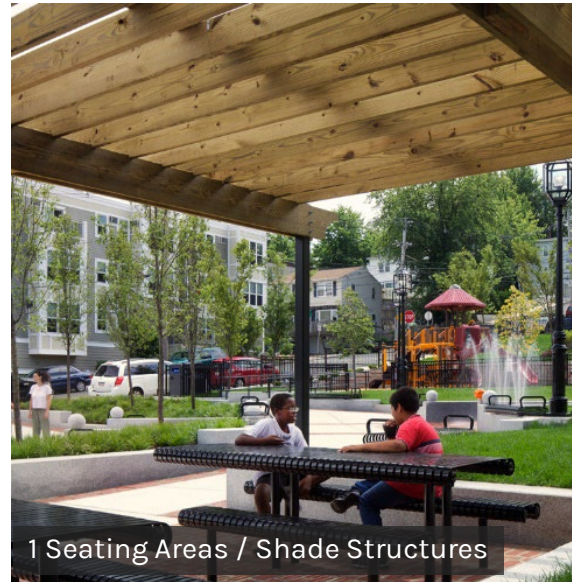
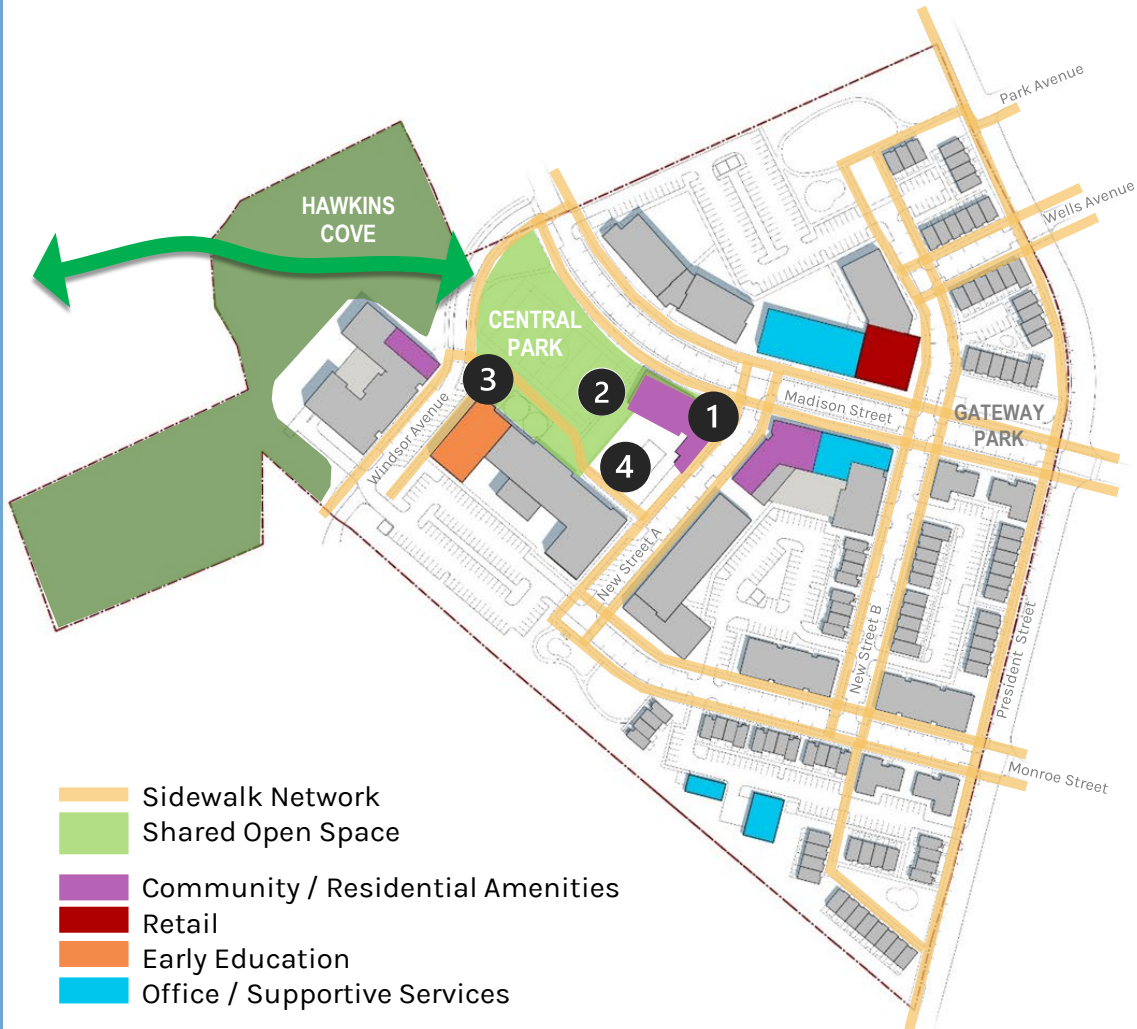
# SOCIAL CONNECTIONS BETWEEN NEIGHBORS

- Increase sports and recreation opportunities for residents at Truxtun Park
- Support resident and community-led activities and programming
- Design parks and public spaces to encourage community building





# SOCIAL CONNECTIONS: CENTRAL PARK



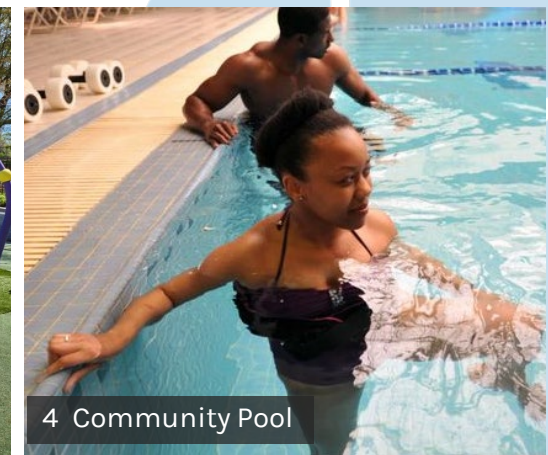
1 Seating Areas / Shade Structures



2 Flexible Lawn / Recreation Field



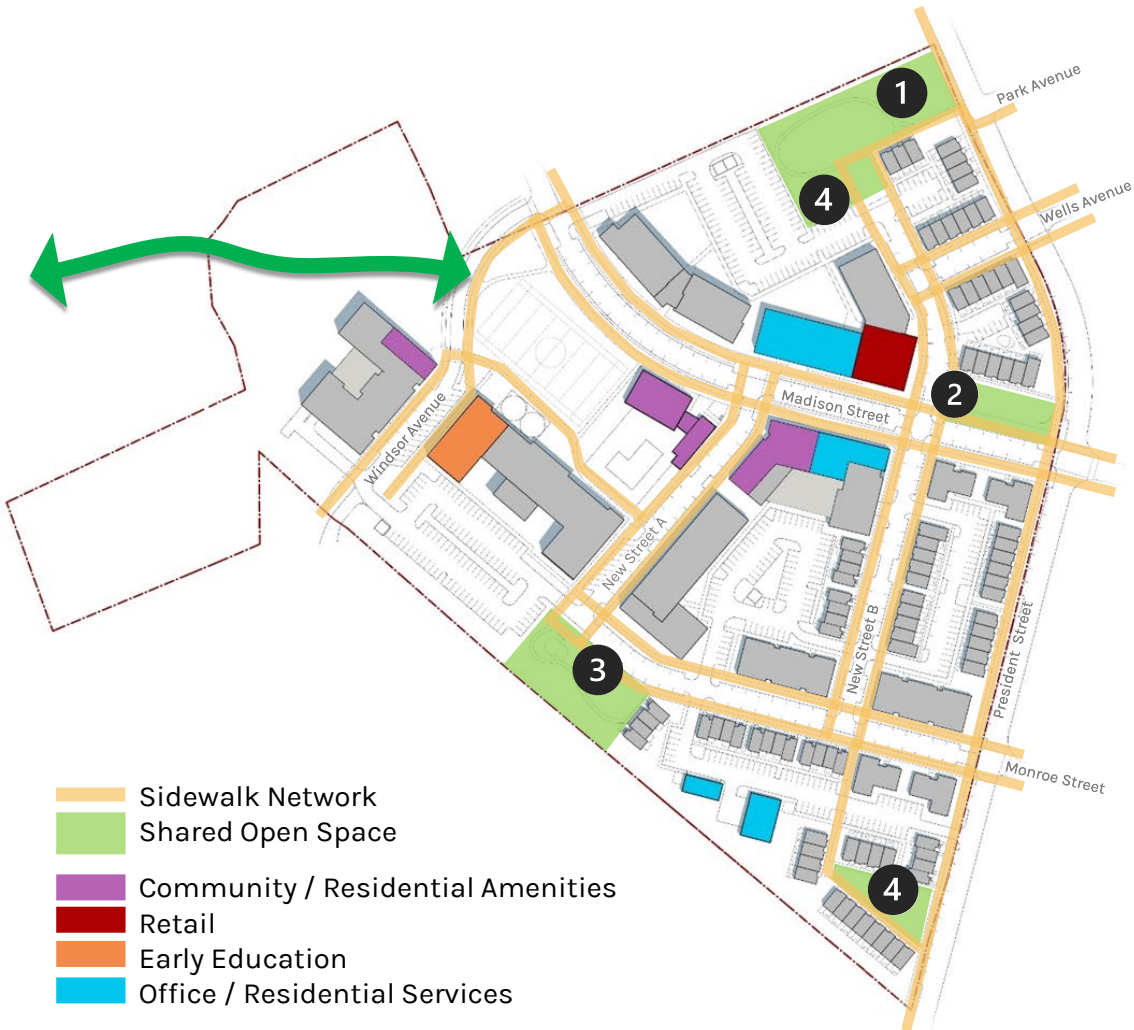
3 Play Space



4 Community Pool

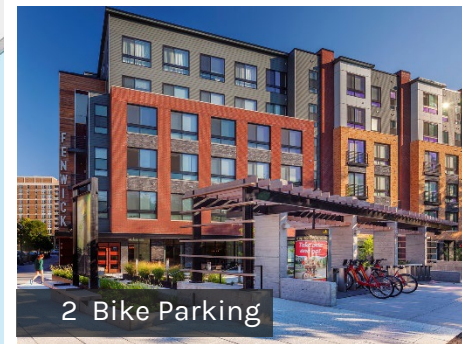
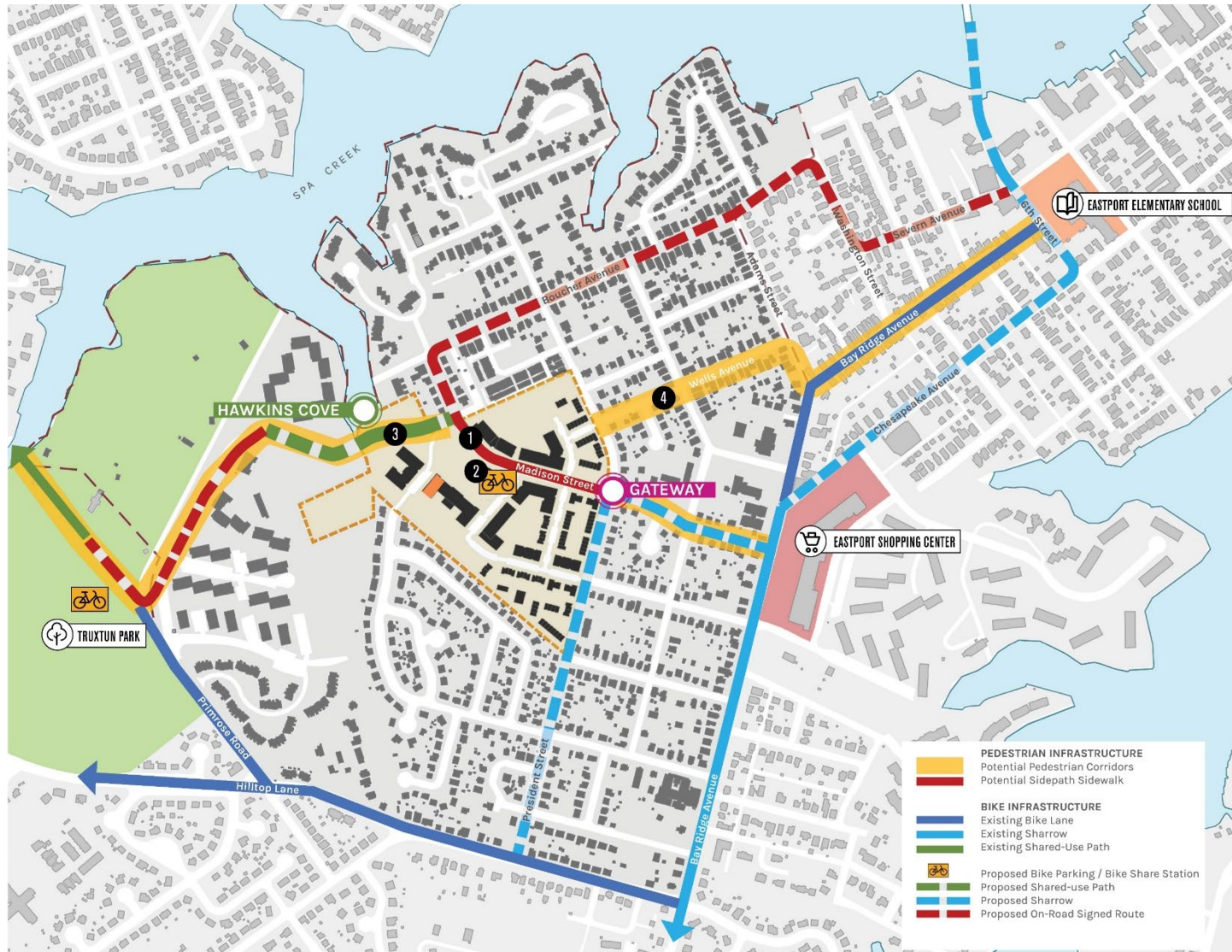


# SOCIAL CONNECTIONS: LOCAL SHARED SPACES





# PEDESTRIAN AND BIKE CORRIDORS



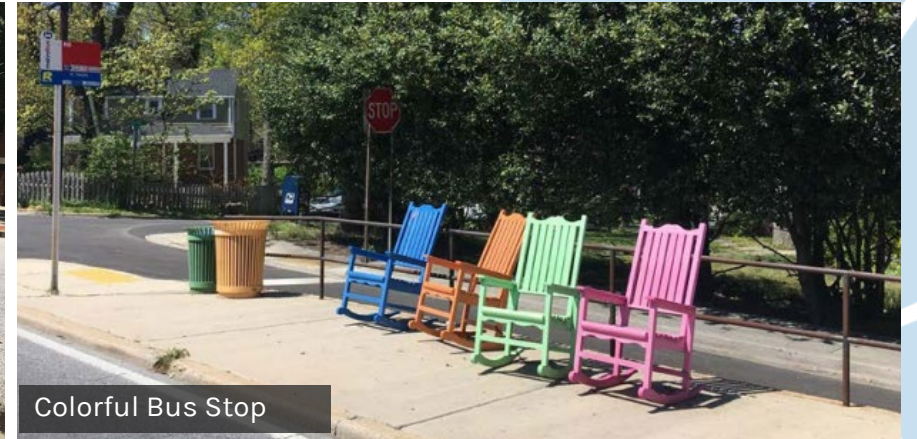


# COMMUNITY GATEWAY IMPROVEMENTS

## EARLY ACTION ACTIVITY



Traffic Calming



Colorful Bus Stop



Branded Banners



Vibrant Crosswalks



# PEDESTRIAN IMPROVEMENTS

Community Gateway  
(Early Action Activity):  
Enhanced crosswalks  
and potential curb  
extensions



Vibrant pedestrian  
crosswalks and painted  
pedestrian curb  
extensions

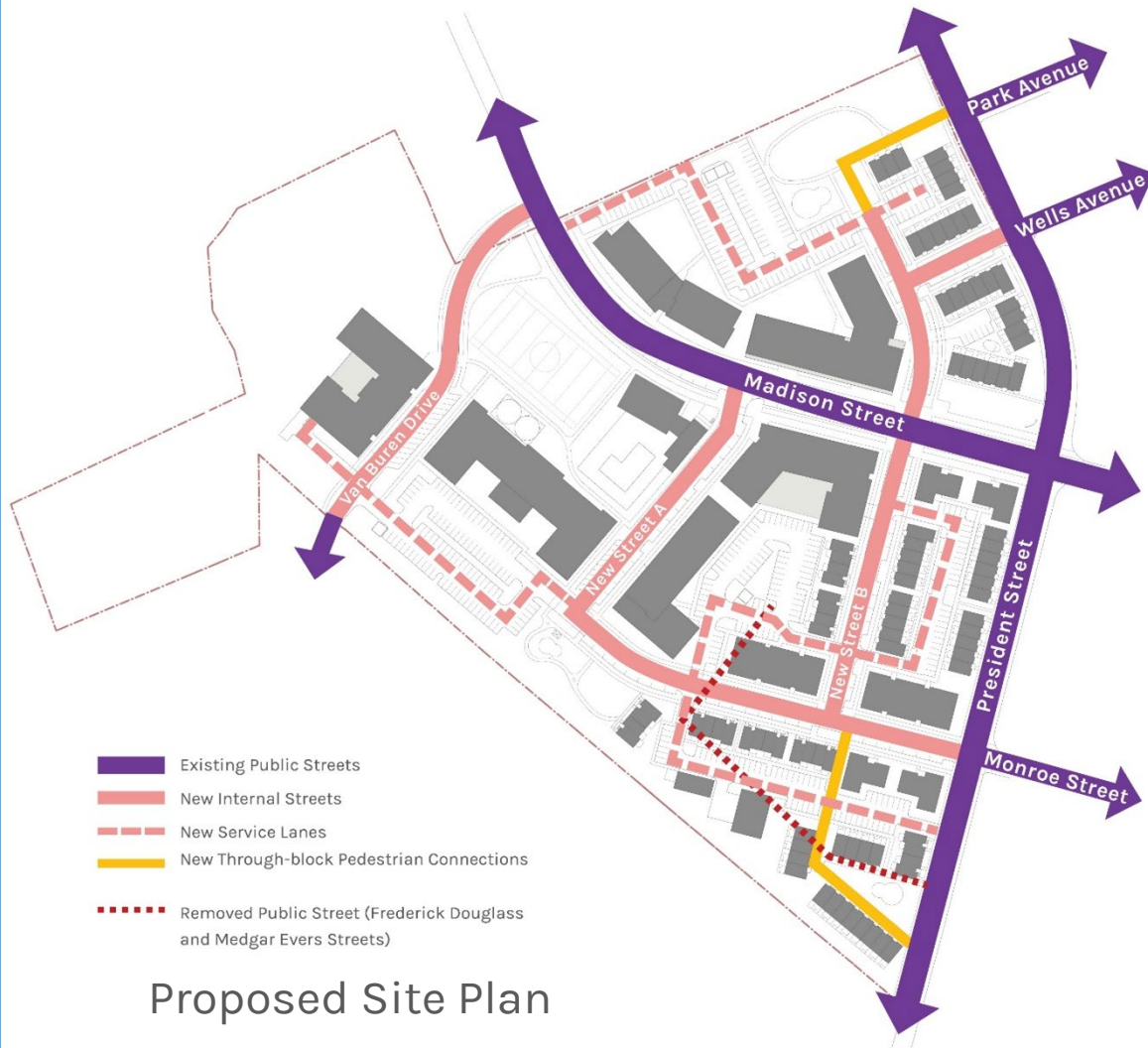


Planted curb extension and expanded  
sidewalks where possible



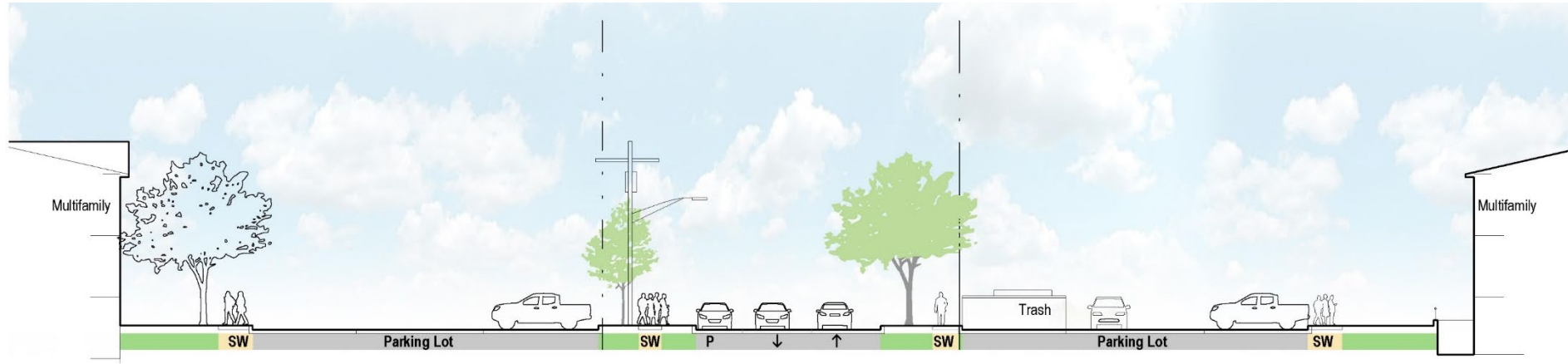
# STREET NETWORK

Extend streets throughout site

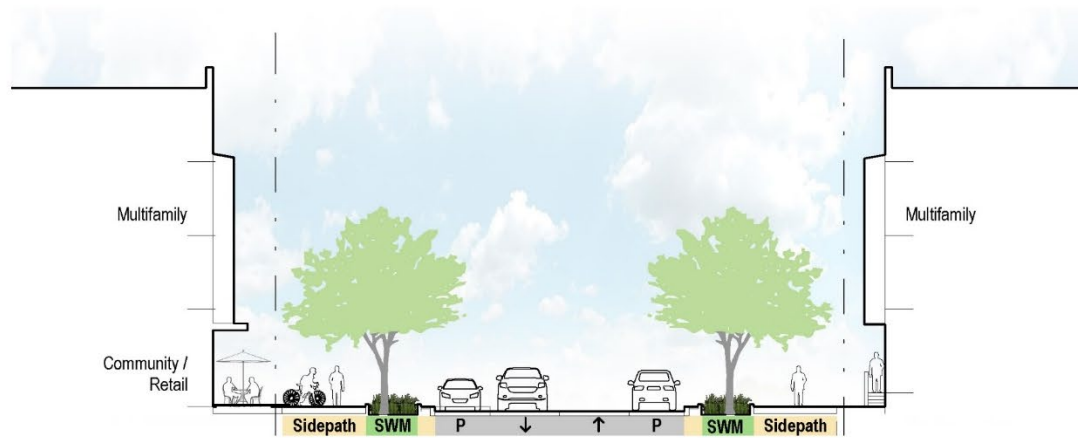




# MADISON STREET



**Ex. Street Section**



**Proposed Street Section**

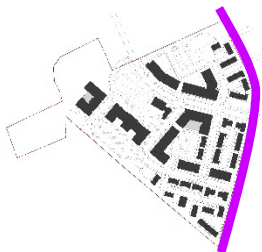
- Sidepath sidewalks
- Stormwater management planting & shade trees
- Street activation & eyes on the street



# PRESIDENT STREET

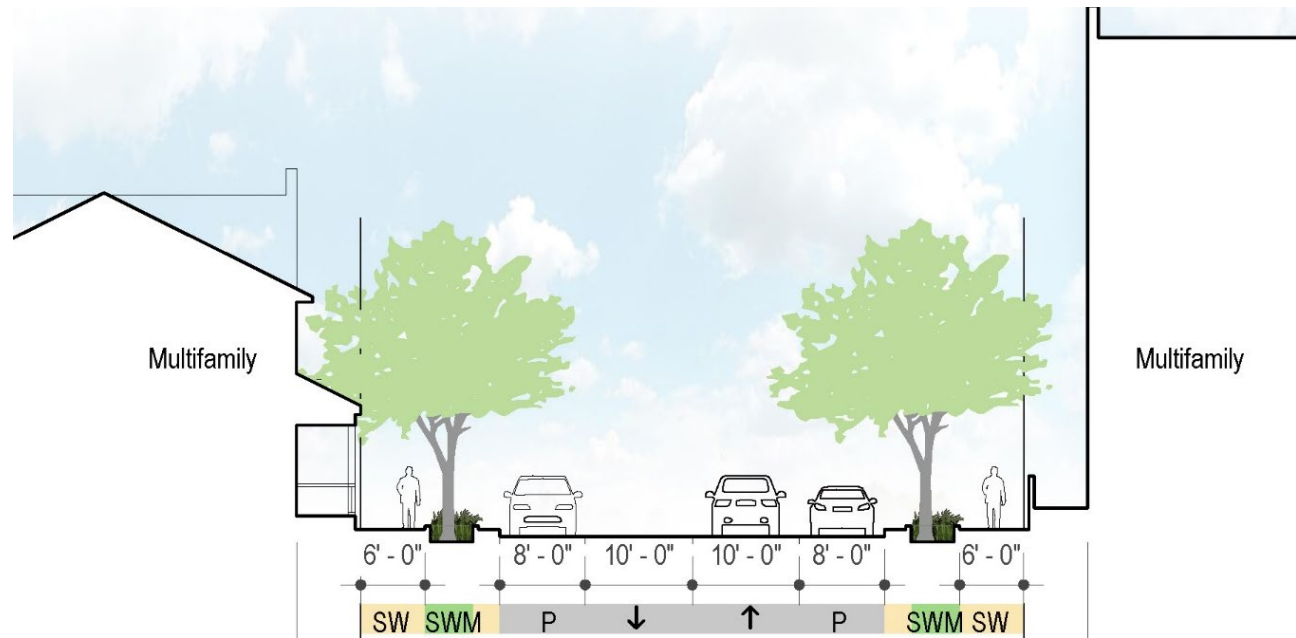


- Wider sidewalk
- Stormwater management planting & shade trees
- Street activation & eyes on the street
- Expanded front yards





# TYPICAL STREET



**Proposed Street Section**

- Wide sidewalks
- Stormwater Management (SWM) planting & shade trees
- Street activation & eyes on the street



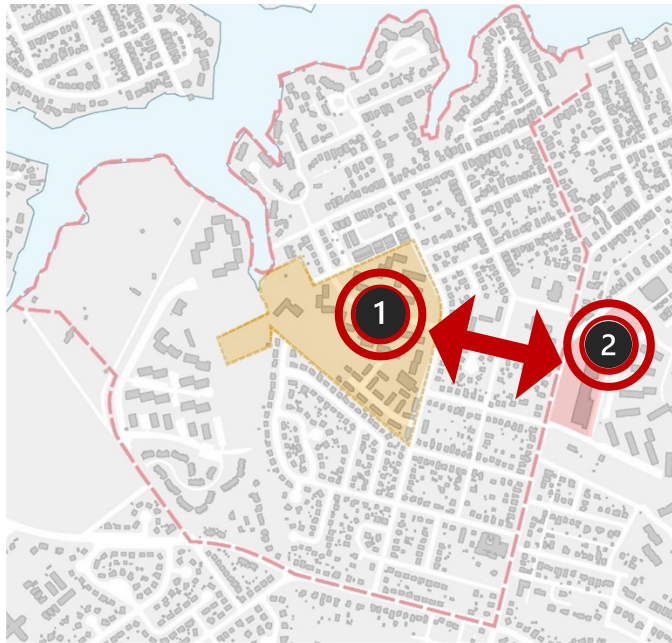
# IMPROVE TRANSIT SERVICE



- Expand transit options (fixed and micro-transit)
- Centrally relocate bus stop
- Enhance bus stops to encourage ridership



# ENCOURAGE NEIGHBORHOOD-SERVING RETAIL



- Support retail expansion and improvement at the Eastport Shopping Center
- Provide flexible space to attract local neighborhood-serving businesses
- Identify funding and programs to support micro- and local businesses





# **RELOCATION & RIGHT TO RETURN**



# RESIDENT RIGHT TO RETURN

- Residents living at the site at the time HUD approves the redevelopment plan will have a **right to return** to replacement units
- Right to return means that replacement units will be marketed to original residents first
- Residents must remain lease compliant and will not be subject to additional screening criteria to return to a replacement unit; LIHTC income eligibility rules will apply

# RELOCATION

Relocation benefits available to all Eastport Terrace-Harbour House residents as required by federal law (URA):

- Comparable housing unit that meets the family's need
- Moving expenses
- Security and utility deposits, if required by landlord at time of relocation
- Replacement Housing Payments, if any
- Individualized relocation and mobility counseling
- Supportive services to assist with successful transition



# WE STILL HAVE WORK TO DO

- Draft Transformation Plan to HUD in May 2023
- Finalize Plan – Housing, People, Neighborhood
- Identify implementation partners and resources
  - (qualifying developers by June)
- Develop financing strategy and timeline for implementation
- Submit final Transformation Plan to HUD in November 2023



<https://eastportcni.org/>

**4.**

**QUESTIONS  
& ANSWERS**



A decorative background pattern of stylized leaves or petals, each filled with fine, parallel white lines. The leaves are arranged in a cluster, with some overlapping. The overall color palette is a muted green and white.

<https://eastportcni.org/>

# **5. BREAK FOR STATION STROLL**