

ONE EASTPORT FOR ALL: A ROADMAP

CNI TRANSFORMATION PLAN FOR EASTPORT TERRACE-HARBOUR HOUSE



TABLE OF CONTENTS

- i. ACKNOWLEDGMENTS
- I. EXECUTIVE SUMMARY
- II. COMMUNITY CONTEXT
- III. BUILDING CONSENSUS
- IV. ROADMAP ELEMENTS

REDEVELOP EQUITABLY AND SUSTAINABLY

INVEST IN FAMILY SUCCESS

RECONNECT PEOPLE AND PLACES

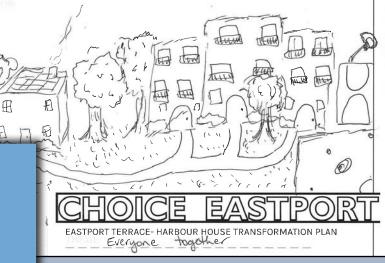
- V. IMPLEMENTATION
- VI. APPENDIX

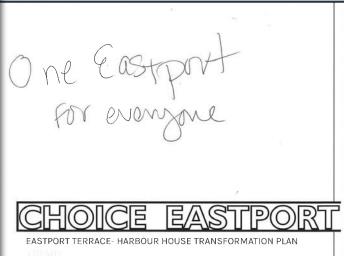


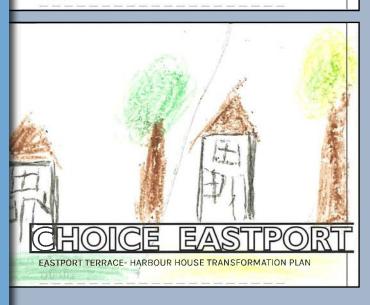
One
Eastport
for
Everyone

"

Postcard from the Future







JOINT MESSAGE

The Housing Authority of the City of Annapolis (HACA) and the City of Annapolis are proud to present One Eastport for All: A Roadmap. This Plan, funded by a U.S. Department of Housing and Urban Development Choice Neighborhoods Planning Grant, is vital to the residents of Eastport Terrace-Harbor House and the surrounding Eastport neighborhood. Happy, healthy, thriving communities benefit all of us and that is what this project is all about.

We began this work nearly two years ago. Over that time our partnering teams have worked together and contributed hundreds of hours of effort in planning, consulting, communicating, and advocating. Most importantly, we've convened residents of Eastport Terrace-Harbour House and numerous community residents and stakeholders in community meetings, design charrettes, and meetings with developers and builders. The energy, ideas, and enthusiasm that emerged from this consultation and feedback process have contributed to an exciting and community-centered plan that expands housing options, supports families, and improves the neighborhood conditions to better serve everyone who calls this neighborhood home.

The Transformation Plan for Eastport Terrace-Harbor House and the surrounding neighborhood is about community, environment, mobility, accessibility, and more. It re-imagines housing with modern facilities, beautiful open spaces, and connections to the broader community via trails, paths, roads, and waterways. These kinds of amenities have the potential to change residents' lives. When we improve the quality of life for one part of our community, we make life better for our whole community!

The City of Annapolis and HACA are committed to making the One Eastport for All: A Roadmap plan a reality. This can translate into expedited planning and permitting processes, additional land, funding, infrastructure and services, and obtaining HUD and public-private investor funding and support. We are ready to make the investment and do the work. Other critical City projects such as the renewed Annapolis City Dock and numerous parks, trails, water access, sustainability, and mobility initiatives are currently underway. With a neighborhood with as deep and rich of a history as Eastport, delivering neighborhood transformation for the local community will show that Annapolis not only has a great history but a great future ahead.



Gavin Buckley, Mayor City of Annapolis





Melissa Maddox-Evans, Executive Director / CEO Housing Authority of the City of Annapolis





ACKNOWLEDGMENTS

The **One Eastport for All Plan** (The Plan) is the result of a two-year planning process and reflects the vision and dedication of hundreds of people- residents, businesses, employers, educators, community organizations, service providers, state and local agencies, developers and many others. It reflects the hopes, aspirations and vision of the community.

Below is a list of residents, stakeholders, groups, and individuals who contributed to this plan. Affiliations are included as shared by participants. There were countless other individuals and organizations that participated in public meetings, roundtable discussions, and stakeholder interviews. To everyone who took time to participate in the Task Forces, public meetings, and various other activities to ensure that the voice of the neighborhood was heard,

YOU ARE APPRECIATED!

STEERING COMMITTEE

A group of HACA and City staff, public housing residents, and partners provided input and advice on the development of the Transformation Plan. Core members of HACA, the City, Community Action Agency (CAA), and the Planning Coordinator functioned as a working group, meeting regularly to manage the planning process.

- Andre Atkins, Resident of Eastport Terrace-Harbour House, former President of the Harbour House/ Eastport Terrace Tenants' Association and member of the HACA Board of Commissioners
- Antoinette Newton, Director of Asset Management, HACA
- · Bridget McLaughlin, Director of Resident Services, HACA
- Cate Pettit, Chief of Staff, Office of the Mayor, City of Annapolis
- · Cia Cook, Deputy Executive Director and Chief Financial Officer, HACA
- Denise Ruffin, Affordable Housing Specialist, City of Annapolis
- Eric Leshinsky, Chief of Comprehensive Planning, City of Annapolis
- · Julie Snyder, Director of Community Engagement, CAA
- Melissa Maddox-Evans, Executive Director / CEO, HACA
- Michael Mallinoff, City Manager, City of Annapolis
- Mitchelle Stephenson, Public Information Officer, City of Annapolis
- · Theresa Wellman, Community Development Administrator, City of Annapolis
- Victoria Buckland, Assistant City Manager, City of Annapolis
- · William Rowel, Senior Advisor, Office of the Mayor, City of Annapolis







COMMUNITY CONNECTORS

Local residents were hired and managed by Community Action Agency to support project outreach, communication, and disseminate information to the community.

- · Diesha Contee
- Donna Johnson
- Pantha Stansbury
- ShaJuan Morgan
- Virgil Wells

ELECTED OFFICIALS

- · City of Annapolis Mayor Gavin Buckley
- City of Annapolis Alderwoman Eleanor Tierney
- City of Annapolis Alderwoman Karma O'Neill
- · City of Annapolis Alderwoman Rhonda Pindell Charles
- City of Annapolis Alderwoman Sheila Finlayson
- City of Annapolis Alderman Brooks Schandelmeier
- · City of Annapolis Alderman DaJuan Gay
- · City of Annapolis Alderman Rob Savidge
- · City of Annapolis Alderman Ross Arnett
- Senator Ben Cardin
- · Senator Chris Van Hollen
- · Representative. John Sarbanes
- State Senator Sarah Elfreth
- State Delegate Shaneka Henson
- State Delegate Dana Jones
- Anne Arundel County Executive Steuart Pittman
- Anne Arundel County Councilwoman Lisa Rodvien
- · Anne Arundel County Public Schools Superintendent Dr. Mark Bedell
- Anne Arundel County Public Schools Board President Dr. Joanna Bache Tobin
- Anne Arundel County Public Schools Regional Superintendent Jolyn Davis

HOUSING TASKFORCE

The Housing Task Force focused principally on the development of the housing plan for Eastport Terrace-Harbour House and was chaired by Melissa Maddox-Evans of HACA.

- Arthur Edwards
- Beth Brush, Arundel County Development Services
- Bill Reichhardt, Eastport Civic Association
- Bowie Maurita, Anne Arundel Connecting Together
- Dana Johnson, Homes for America
- Erin Karpewicz, Arundel County Development Services
- Jess Pachler
- John Wray IV, Oehme, van Sweden & Associates
- Kathy Ebner, Affordable Housing and Community Equity Development Commission
- Michael E. Font Jr, New Harbor Development
- Mike Posko, Habitat for Humanity of the Chesapeake
- Mike Pitchford
- Pat Wagner, The Community Builders
- Patrick Sheridan, Sheridan Consulting, LLC
- Peter Seigel, Landex Corporation
- Randy K. Rowel, Jr.
- Thomas Spiegel, Shearwater Condominium Association
- Yevola Peters, Newtowne CDC







NEIGHBORHOOD TASKFORCE

The Neighborhood Task Force focused principally on the identification of strategies to improve the neighborhood and was chaired by Eric Leshinsky of the City of Annapolis.

- Adetola Ajayi, Office of the Mayor, City of Annapolis
- Alba Moralesgarzon, Anne Arundel County Public Schools
- Amy Clements, Spa Creek Conservancy
- Amy Cruice
- · Captain Amy Miguez, Annapolis Police Department
- Anina laCour, Shearwater Condominiums
- Bill Reichhardt, Eastport Civic Association
- Brigid Smith, Office of Congressman John Sarbanes
- Briayna Cuffie
- Carol Yarrow
- · Chanel Compton, Banneker-Douglass Museum
- Cynthia Carter
- Diana Garcia
- Frank Larkin
- Franklyn Baker, United Way of Central Maryland
- Harry Lockley
- Jamar Parker, Department of Transportation, City of Annapolis
- Jane Lawrence, Eastport Civic Association/Seeds 4 Success
- Jeanette Beigel
- Jess Pachler
- Jessica Neill
- · Judi Olinger
- · Karen Jennings
- Kathy Ebner,
- Kimberly Richer, Charting Careers
- Kristy Unruh
- Lisa DeLuna
- · Lovell Offer
- Marcia Patrick, Department of Public Works, City of Annapolis
- Michael LaFortune, Shearwater Condominiums
- Mike Tomasini, Eastport Business Association
- Mike Pachler
- Pat Montague
- Paul Rankin, Eastport Civic Association
- Phyllis Tee Adams
- Randy K. Rowel Jr.
- Roslyn Johnson, Recreation & Parks Department, City of Annapolis
- Sally Lockley
- Shelton Willett
- Ted Weber
- Vicki Meade

PEOPLE TASKFORCE

The People Task Force focused principally on the identification of strategies to support Eastport Terrace-Harbour House families and was co-chaired by Andre Atkins, former President of the Harbour House/

- · Adetola Ajayi, Office of the Mayor, City of Annapolis
- Amy Cruice
- Amy Taylor, The Y in Central Maryland
- Carlotta Allen, Asbury United Methodist Church
- Charlene Bell, Anne Arundel County Public Schools
- Dr. Charlestine Fairley, Community Action Agency
- Christine Crabbs, Luminis Health
- Deanna Morton, The Y in Central Maryland
- Debbie Odum
- · Debra Barrett, The Y in Central Maryland
- Diane Benner, Anne Arundel County Public Library
- Donna Johnson, Community Connector, Eastport Terrace-Harbour House Resident
- Donna Perkins, Anne Arundel County Health Department
- Ellen Bredt, Maryland Department of Labor
- Erica Griswold
- Erin Lee, Office of Community Services, City of Annapolis
- Erin Snell, Charting Careers
- · Georgia Noone-Sherrod, Anne Arundel Conflict Resolution Center
- Heather Cassidy, Light House, Inc.
- Heaven White
- Jane Lawrence, Eastport Civic Association/Seeds 4 Success
- Jen Pastrone, Seeds 4 Success
- · Jesse Raudales, Operations Industrialization Center of Anne Arundel County
- · Julie Snyder, Community Action Agency
- Katara West, Anne Arundel County Public Schools
- Lisa Mondoro, Boys & Girls Club of Annapolis & Anne Arundel County
- Maisha Gillins, Anne Arundel County Public Schools
- Mike Drummond, Arundel Lodge
- Nicola Patterson, B2G Learning Centers
- Odessa Ellis
- · Pamela Brown, Partnership for Children, Youth and Families
- Pamela Jordan, Health and Human Services, Anne Arundel County
- · Pantha Stansbury, Community Connector, Eastport Terrace-Harbour House Resident
- Patricia Ordonez, B2G Learning Centers
- Rebecca Benner, Anne Arundel Workforce Development Corporation
- · Pastor Sheryl Menendez, Restoration CDC
- · Shirley Gordon, Street Angel Project, Inc.
- Yevola Peters, Newtowne CDC

SPECIAL THANK YOU

A special thank you to the Young Planners for their keen insight and enthusiastic participation, Julien Jacques from the City of Annapolis TV Studio and photographer Luke Thompson for documenting the community engagement process, Keonna Snowden of Community Action Agency for assisting with meeting facilitation, and the Eastport United Methodist Church for graciously providing the use of their community space for a variety of planning events.



PLANNING COORDINATION TEAM

- EJP Consulting Group, LLC Lead Planning Coordinator
 (Rhae Parkes, Maggie Merrill, and Lauren Williamson)
- Hord Coplan Macht Neighborhood Planning & Housing Design (Matthew Fitzsimmons and Melanie Ray)
- Zimmerman/Volk & Associates Residential Market Assessment



EXECUTIVE SUMMARY

"One Eastport for Everyone."

"Eastport Connectivity."

"Everyone Together."

"Access for All."

"Healthy, Happy, Connected, and Respected People."

- Visioning Workshop and Postcards from the Future

1,100+ **PARTICIPANTS**

These phrases to the left capture the essence of One Eastport for All: A Roadmap - the hope, vision, and desire of the community to develop a plan that more equitably serves all families in Eastport by preserving affordability and diversity, investing in amenities and services, and increasing physical and social connections between Eastport Terrace-Harbour House and the surrounding neighborhood.

Since the Choice Neighborhoods Planning Grant award in 2021, dedicated residents, committed stakeholders, the Housing Authority of the City of Annapolis (HACA), and the City of Annapolis have been hard at work developing a comprehensive plan for the Eastport neighborhood. HACA and the City have engaged over 1,100 participants in a series of planning exercises and community engagement activities that included resident meetings, design charrettes, community workshops and events, Young Planner workshops, resident and neighborhood surveys, and stakeholder interviews. As a result, this plan reflects the shared feelings about the past and present Eastport neighborhood and the hopes and desires about its future.

The comprehensive goals, strategies, and recommendations presented in this plan are grounded in the realities of today and build upon the existing social and physical assets in the community to build a stronger and unified neighborhood with a more equitable and sustainable future. The One Eastport For All Plan seeks to address the immediate needs and challenges of current residents and stakeholders and provide a roadmap for further investment that will inform the neighborhood's growth and development to realize the community's vision over time. While this plan provides detailed strategies, recommendations, partners, and time-frames for implementation, it is intended to be flexible, acknowledging that Eastport's transformation will occur over time, requiring sustained, long-term partnerships.

We invite you to join us in creating One Eastport for All.



PLAN GOALS

The One Eastport For All Plan is organized around three goals that address the concerns and needs of the community, build on public and private investments, and craft a vision for a new and integrated housing redevelopment:

- 1. Redevelop Equitably and Sustainably (RES),
- 2. Invest in Family Success (IFS),
- 3. Reconnect People and Places (RPP).

The Plan goals embrace and acknowledge the resilience of residents and the community, leverage and align with existing plans, partnerships, and resources, and build upon the collective desire for positive change. While these goals reflect community aspirations and desires, they are also tempered by market reality, financing, and implementation capacity.





PLAN STRATEGIES

REDEVELOP EQUITABLY AND SUSTAINABLY (RES)

- 1. Expand Housing Options
- 2. Ensure Sustainable and Climate-Resilient Design
- 3. Improve Neighborhood Housing

INVEST IN FAMILY SUCCESS (IFS)

- 1. Improve Access to Health and Wellness Services
- 2. Improve Access to Quality Education and Youth Services
- 3. Increase Household Incomes and Employment Outcomes
- 4. Improve Community Safety
- 5. Develop a Comprehensive Marketing / Communication Network

RECONNECT PEOPLE AND PLACES (RPP)

- 1. Create a Network of Open Spaces and Recreation Opportunities
- 2. Improve Walkability and Street Connectivity
- 3. Improve Transit Services
- 4. Encourage Social Connections Between Neighbors
- 5. Encourage Neighborhood-Serving Retail

ONE EASTPORT FOR ALL MASTER PLAN

KEY RECOMMENDATIONS

- Provide a community fitness center, pool and basketball court with redevelopment. Design community spaces to serve as resiliency centers (RES 2.d)
- 2 Activate redevelopment with farmers market plaza (IFS 1.b)
- 3 Reserve space for a food pantry or small-format retailer to provide healthy food options (IFS 1.b)
- 4 Provide space for a community health suite space (IFS 1.a)
- **5** Develop on-site early learning center (YMCA- HeadStart) (**IFS 2.a**)
- **6** Strengthen partnership with Eastport Elementary School (*IFS 2.c*)
- Provide on-site community space for youth and adult education and enrichment programs

 (IFS 2.b. IFS 2.d. IFS 3.a)
- Redevelop Eastport Terrace-Harbour House with a diverse range of housing types for various income levels while preserving all existing affordable units (RES 1.a, RES 1.b, RES 1.c)
- 9 Leverage the City-owned Spa Road property to build new replacement and mixed-income housing units before demolishing existing affordable units (RES 1.d)
- Preserve existing forest buffer (RES 2.b)
- Target incentives and funding to encourage and retain market affordable rental housing (RES 3.a)
- (12) Identify funding sources to encourage homeowners to improve properties and remain in place (RES 3.b)

- Improve Hawkins Cove for public access and ecological functions (RPP 1.a, RES 2.b)
- Construct shared use path between housing site and Truxtun Park (RPP 1.b, RPP 2.b)
- **(b)** Build pedestrian-oriented streets into the housing site (**RPP 2.a**, **IFS 4.a**)
- Develop short-term and long-term streetscape strategies to improve pedestrian connection between housing site and Eastport Shopping Center (RPP 2.b)
- Install sidewalks, crosswalks and other pedestrian safety features to improve pedestrian access between the housing site and Eastport Elementary School (RPP 2.b)
- (B) Install crosswalks and traffic calming measures to improve pedestrian safety along

 President Street (RPP 2.c)
- 19 Implement and expand bike network infrastructure (RPP 2.d)
- Install a new, highly visible bus stop at the center of housing site (RPP 3.b)
- 21 Improve existing neighborhood bus stops to enhance ridership experience (RPP 3.c)
- Locate and create local open spaces to encourage community engagement and social interactions (RPP 4.a)
- 23 Support retail expansion and improvements at Eastport Shopping Center (RPP 5.a)
- 24 Expand shade tree coverage (RES 2.c)

ELEMENTAR' **Key Pedestrian Corridors** Madison Street Sidepath Sidewalk -Street Bike Network Bike Parking / Bike Share Station **Bus Transit Fixed Route** Early Action Activity Site **Key Recommendations** Proposed On-Site Open Space **Housing Redevelopment Site CNI Target Neighborhood** Neighborhood Improvement Summary Map

(For more information about goals and strategies, see Chapter IV)

(RES 2.d) references the goal and strategy related to key recommendations. For more information about goals and strategies see Chapter IV.

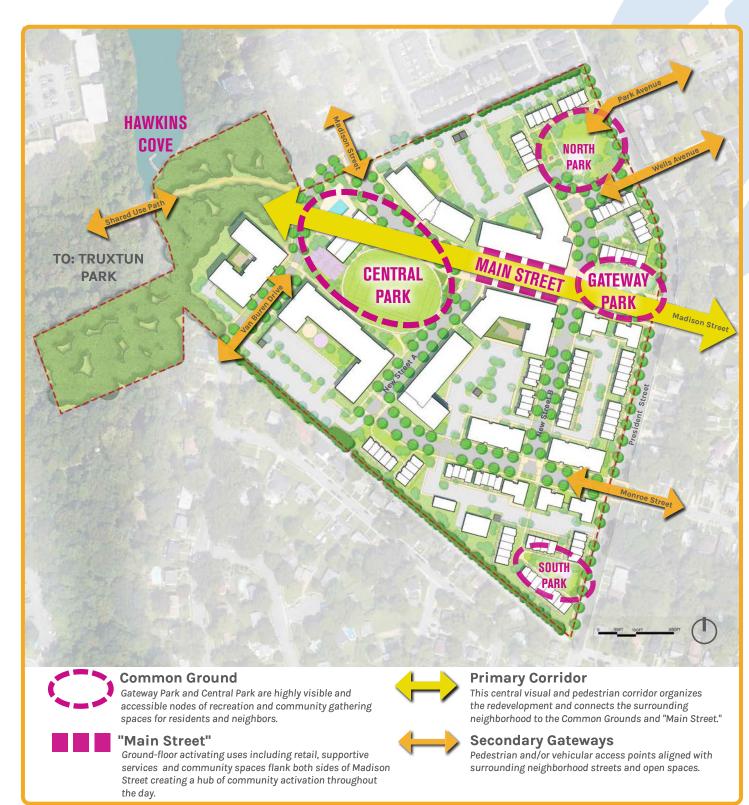
PREFERRED HOUSING CONCEPT

HOUSING REDEVELOPMENT GOALS:

- 1. Replace All Existing Units (1-for-1 Replacement): The new redevelopment will replace all 357 public housing units at Eastport Terrace-Harbour House with new rental housing reserved for existing residents. Existing residents will have the first right to return to these new units.
- 2. Build First Strategy: New housing will be built on vacant land at Eastport Terrace-Harbour House and on the Spa Road site, if it becomes available to HACA, to reduce the need for temporary off-site relocation for residents.
- 3. Create a Mixed-Income Community: The redevelopment will be a mixed-income community incorporating market-rate and affordable housing units. Each building phase of the new development will contribute to a mixed income community.
- **4. Diversity of Rental Housing Types:** The plan presents housing choices to better meet the existing and future families' lifestyle needs, taking into consideration family size, age, and ability.
- 5. Provide High Quality Sustainable Housing: The redevelopment will provide well-designed and sustainable rental units. All units will contain the same high-quality materials and design standards. Subsidized and unsubsidized dwelling units will be indistinguishable from each other.
- 6. Create a Safe, Well-Connected Neighborhood: The new redevelopment will incorporate principles of Crime Prevention Through Environmental Design (CPTED) to create a pedestrian-oriented community supported by neighborhood amenities and public space throughout the redevelopment. Pedestrian connections throughout the redeveloped site reknit the neighborhood along a sequence of shared public spaces on Madison Street, building connections between nature and the surrounding neighborhood.



Spa Road Concept Plan (Example of potential off-site housing opportunity)



Framework Plan

PEOPLE PLAN

In addition to the proposed physical improvements, One Eastport For All: A Roadmap introduces strategies to improve the quality of life for all Eastport Terrace-Harbour House residents by placing an emphasis on Five primary areas of focus: Access to Health & Wellness, Access to Quality Education & Youth Services, Household Income & Employment, Community Safety, and Connecting Residents with Services. This plan aspires to ensure access to support services that are vital to the wellbeing of families and their ability to thrive. Via a rich array of partners, HACA will work to actively engage with residents and connect them to supports and services they need and want.

Although the People Plan focuses on providing services and supports to Eastport Terrace-Harbour House families, it also relies on key elements of the Housing and Neighborhood Plans to improve outcomes for those families. Physical assets such as the new central park with a gym and pool, a new on-site early learning center, on-site space programmed for social service provision, and the improved connections to Hawkins Cove and Truxtun Park, Eastport Elementary school, and Eastport Shopping Center provide opportunities for improving health, education, and income and employment outcomes for families while also enhancing community connections.



WHAT'S **NEXT**

With One Eastport For All: A Roadmap providing a clear path forward to realize the community's vision for Eastport Terrace-Harbour House and the surrounding Eastport neighborhood, the focus now turns to implementing the Plan. Implementation will require the coordination and collaboration of many parties and publicprivate partnerships. Although HACA will be responsible for the overall implementation of this plan, the partnership between HACA and the City of Annapolis is fundamental to the success of the transformation effort. HACA and the City will continue to coordinate various plan elements, including identifying additional implementation resources, solidifying off-site housing opportunities, and engaging partners and stakeholders. HACA will continue to expand its implementation capacity by identifying dedicated leads for various plan elements. The Y in Central Maryland will serve as the early learning partner, and HACA will explore bringing on an overall people lead to coordinate wraparound services and programs for Eastport Terrace-Harbour House residents. HACA will serve as the housing developer for the initial stages of implementation but will procure a master developer to lead the redevelopment of the target housing site. The City of Annapolis, specifically the Department of Planning and Zoning, will continue to coordinate and lead the implementation of the neighborhood plan elements.

Two early action projects in the target neighborhood are building momentum for implementation and will provide opportunities for sustained community and stakeholder

To learn more information about One Eastport For All: A Roadmap, track progress as it moves into the implementation phase, or get involved, please visit the project website at:

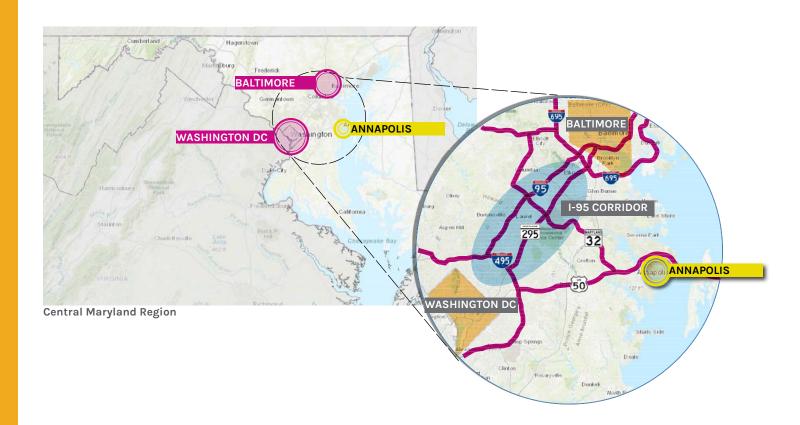
https://www.eastportcni.org.

engagement: the Hawkins Cove Restoration and Community
Gateway Improvements. Bookending the target housing site,
these projects will help create a sense of place, reconnect people
and places, attract additional investments, and improve neighborhood
confidence in the ability of this project to transform the neighborhood
for all. The City has selected design consultants for both projects, and
robust planning and public participation will begin in late fall 2023 with
the Community Gateway installation planned to begin in spring 2024.



COMMUNITY CONTEXT

OVERVIEW AND CONTEXT

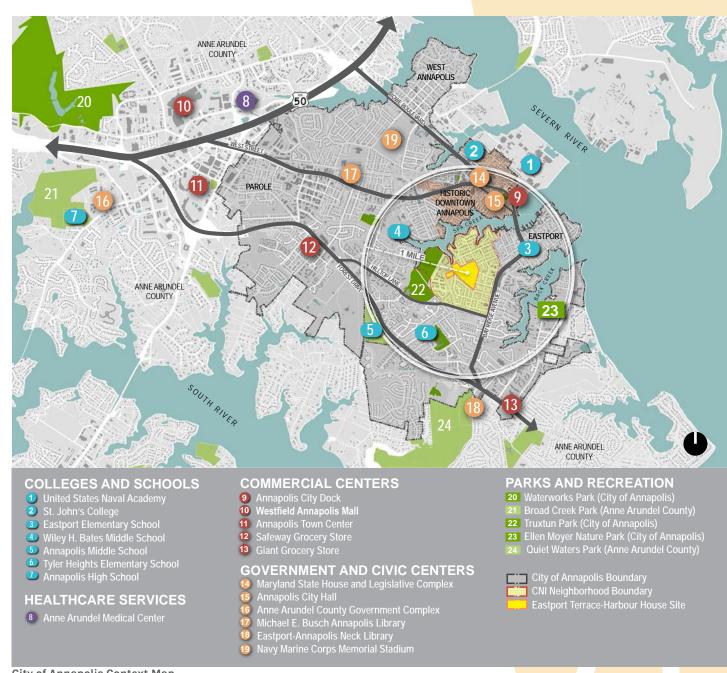


The Eastport Choice Neighborhoods Initiative (CNI) target neighborhood is situated in Annapolis, Maryland's capital city. The target neighborhood and housing site are south of Spa Creek, less than a mile from the Capitol dome.

The City of Annapolis is in central Maryland and is approximately 20 miles east of the I-95 / Amtrak corridor between Washington, DC and Baltimore. Major regional employers are located along this corridor including Fort Meade, National Security Agency, National Aeronautics and Space Administration, and many other Federal agencies and related industries. The target neighborhood is approximately 25 miles from Washington, D.C. and 16 miles from Baltimore- Washington International Airport. Access to central Maryland and Washington DC is limited to highways and regional commuter bus services.

Annapolis is anchored by the United States Naval Academy and St. John's College. Anne Arundel Community College is located approximately 6 miles north of the city. West of Annapolis are numerous employment as well as commercial centers that provide jobs and access to goods and services. Anne Arundel Medical Center is the region's largest healthcare provider and is located north of the city.

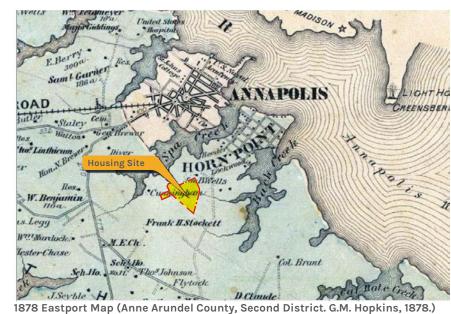
Annapolis is a maritime hub and historic port on the banks of the Chesapeake Bay. The Bay gives shape to Annapolis. Many neighborhoods, like Eastport, extend out onto peninsulas surrounded by tidal waters. The Chesapeake is a major economic asset for Annapolis and Eastport through tourism and industries related to sailing.



City of Annapolis Context Map

HISTORY

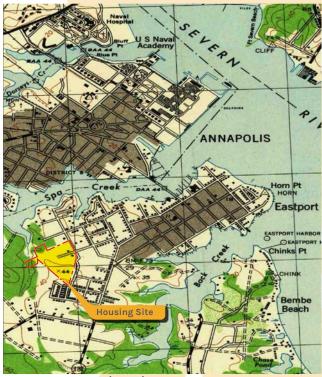
Eastport is a beloved neighborhood with a rich history and identity. It is known by many as "Maritime Republic of Eastport," though the story of this community is more accurately described as "A Tale of Two Cities." Since the 1980s, Eastport has been increasingly divided into two separate, unequal communities - one rich and White, the other poor and Black or African American. As White affluent professionals, sailors, and tourists were flooding into Eastport, African American families were being forced out by rising rents and property taxes, and the income gap continued to widen. Even today, Eastport housing



is becoming increasingly unaffordable for the working class, minority communities are being displaced, commercial amenities are sparse, and access to the waterfront – which surrounds the peninsula of Eastport – is disproportionately allocated to those who own waterfront property.

Despite the racial and economic disparities that currently exist in Eastport, the neighborhood has a history of racial diversity and of being a community of working-class families. Eastport was settled in 1665 and remained mostly farmland until the mid-1800s. With the establishment of the United States Naval Academy (USNA) in 1845, portions of Eastport directly across Spa Creek were developed to house its workers. In 1868, a group of private developers subdivided the peninsula, which was mainly farmland, into about 250 building lots. In the same year, the first bridge connecting Eastport to Annapolis across Spa Creek was constructed, Eastport quickly transitioned from agriculture to industry, mainly boat building and seafood processing. Known as the "working man's Annapolis," Eastport was a stable, racially-mixed community of watermen, teachers, domestic workers, and employees of the USNA. While many White families settled along Spa Creek, a large community of African American families settled along Back Creek in the late 1800s. According to the "African American Voices, Memories, and Places: A Four Rivers Heritage Trail," African Americans acquired property and built homes in Eastport in the late 19th century through mortgages provided by the Workingmen's Savings and Loan. The residents of this tight-knit African American enclave supported themselves as watermen, building and repairing boats and processing local seafood.

The town of Eastport was annexed to the City of Annapolis in 1951. In the 1960s and 1970s, rising costs and development pressures were spreading across Annapolis, and City leaders looked to Eastport as the last bastion of an integrated, working-class community. However, by the 1980s, developers working in Downtown Annapolis moved across Spa Creek to Eastport in search of cheaper land, displacing existing residents and disrupting the neighborhood. At the same time, the City of Annapolis aggressively tried to protect the physical character of Eastport creating a group of maritime zoning districts to preserve what was left of the maritime industry and stave off the hotels and condominium projects that were proposed for the waterfront. While those efforts helped to preserve the character of the area, today, the boat building and seafood processing industries are mostly gone and have been replaced with a waterfront dedicated primarily to leisure boating. Unfortunately those preservation efforts did not protect the racial and economic diversity of the area as the price of real estate has continued to rise.



1944 Eastport Map (USGS)



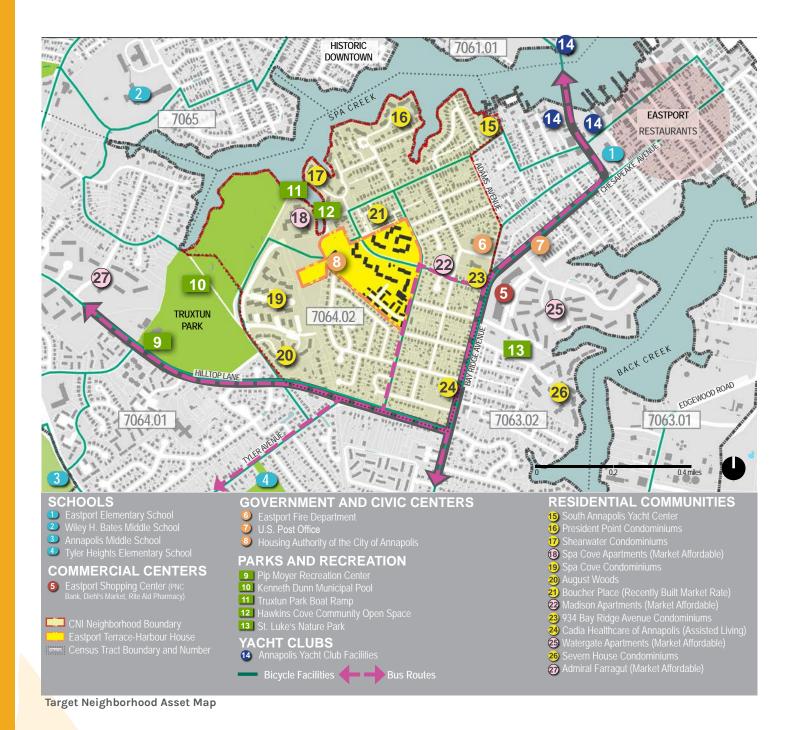






Seafarer's Yacht Club and Peerless Rens Social Club of Old Eastport (Maryland Archives and Mayor's Office)

TARGET NEIGHBORHOOD



The target neighborhood is a subsection of the Eastport peninsula and is contained within a single Census Tract (7064.02). Located just west of the vibrant and historic waterfront of Eastport and south of downtown Annapolis across the Compromise (6th Street) Street Bridge, the target neighborhood is geographically defined by Bay Ridge Avenue and Adams Street to east, Spa Creek to the north, Truxtun Park to the west, and Hilltop Lane and Tyler Avenue to the south.

The people living within the target neighborhood are supported by a diversity of community serving assets. The Eastport Community Center at the gateway to the housing site provides space for community events and service provision, and Eastport Shopping Center provides convenient retail services. Eastport Elementary School is within a short walk from Eastport Terrace-Harbour Hours (ET-HH). Other neighborhood serving assets include a U.S. Post Office, Eastport Fire Station, a maritime museum, and restaurants in old Eastport. Nature is present at Hawkins Cove and St. Luke's Natural Park, and the City was awarded a grant from the Chesapeake Bay Trust in June 2021 to restore Hawkins Cove to a healthy ecosystem and community amenity with community input.

Truxtun Park, which is linked to the housing site by informal trails, is the home of the Pip Moyer Recreation Center, a \$16 million facility completed in 2009 with indoor basketball and volleyball courts, an indoor track, climbing wall, and fitness center. Truxtun Park also houses the Kenneth R. Dunn Municipal Pool, a \$4 million community pool completed in 2020, tennis and pickelball courts, baseball and softball fields, outdoor basketball courts, a skate park, the Truxtun Park boat ramp, and miles of bike and wooded hiking trails. In addition to these assets, the target neighborhood is also home to several high-end and market affordable housing and condominium complexes.

There are significant recent developments adjacent to the target neighborhood, including the expansion of more exclusive marina developments such as the South Annapolis Yacht Center and the Annapolis Yacht Club facilities, which puts further pressure on affordable housing and equitable access to the waterfront. Along with climate change adaptation, affordable housing and equitable waterfront access have become key and timely issues for the City to address.

The pressures of gentrification, and the associated disparities it brings, are being increasingly felt by the residents of the target neighborhood. The richness of assets makes the neighborhood a desirable place to live. However the rising housing costs have created an economic burden for many local residents.









ACCESS AND MOBILITY

The target neighborhood is centrally located, with Historic Eastport and Downtown Annapolis within a 5- to 10-minute walk, respectively. Neighborhoodserving retail, services, and recreational opportunities are located within 1 mile of the housing site. However many essential services such as groceries, medical services, employment centers and banking are not present on the Eastport peninsula. Access to daily needs require vehicular or transit services. This lack of essential services and jobs within walking distance is reflected in the target neighborhood receiving a "Somewhat Walkable" Walk Score classification 54 out of 100 (walkscore.com). For comparison, Downtown Annapolis, with a greater diversity of land uses received a "Very Walkable" score (83 out of 100).

The target neighborhood is generally flat and conducive to low-stress walking and cycling activity. However, physical barriers such as Spa Creek, forested stream valleys, the superblock of the Eastport Terrace-Harbour House as well as the many gaps in the sidewalk network limit greater pedestrian connectivity.

WALKING AND SIDEWALKS

Many local streets lack sidewalks and where sidewalks exist, they are often compromised by narrow dimensions (less than 5 feet), physical barriers (e.g. utility poles in the middle of the sidewalk), missing accessible ramps, or lack of safe refuge space at intersections. These critical barriers force people, particularly wheelchair and stroller users, into the roadway.

7-minute malikally between 2 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 8. Limited area of refuge at intersections (potential blind intersections) Neighborhood Sidewalk Network Map

PATHWAYS AND TRAILS

An off-street, shared use pathway is present from Truxtun Park and moves west towards Silopanna Road, but stairs in the pathway limit access for cyclists and mobility challenged people. An unmaintained dirt trail links Hawkins Cove to Primrose Road. While the trail provides direct pedestrian access to Truxtun Park from the housing site, this ungroomed path contains roots, rocks, undergrowth and a stream crossing. These obstacles limit access to all people. Additionally, this narrow trail lacks a bridge and adequate signage.

BICYCLES

Bike infrastructure is limited to a few corridors at the edge of the target neighborhood, including dedicated and shared bike lanes on Hilltop Lane, Primrose Road, Bay Ridge Avenue, and Chesapeake Avenue.

PRIVATE CARS

13% of neighborhood households do not own a car. When surveyed, walking was cited as a frequent mode of mobility, with 84% of neighborhood respondents and 46% ET-HH residents claiming that they often or always walk. A car-free lifestyle is a choice for a few target neighborhood households given that 4.5% walk to work and 11% work from home.



4.5% of Neighborhood Population

Walks to Work
2020 ACS 5-Year Survey



HOUSEHOLDS WITHOUT CARS
13% Neighborhood
7% Annapolis



POPULATION WHO WORKS FROM HOME 11% Neighborhood 9% Annapolis



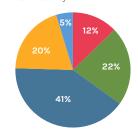
POPULATION WHO USES PUBLIC TRANSIT TO GET TO WORK 7% Neighborhood

5% Annapolis

2020 ACS 5-Year Survey



HOUSING RESIDENTS'
COMMUTE DISTANCE
(at least 3 days per week)
ET-HH Resident 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

Survey results show public housing residents rely less on private car (42% often or always use their car) in comparison to target neighborhood residents (94% often or always use their car). Conversely, housing residents rely more on public transit (40% often or always use public transportation) than the target neighborhood residents (0% often or always use public transportation).

PUBLIC TRANSIT

Local bus transit is provided by Annapolis Transit (AT) with access to local shopping centers and employment centers in and around Annapolis. Beyond the borders of Annapolis, transit users require multiple transfers onto Maryland Transit Authority (MTA) and/or Anne Arundel Transportation services. Within the target neighborhood, there are bus stops located along President Street adjacent to the housing site as well as at Eastport Shopping Center.

WHERE PEOPLE ARE GOING

When asked about the distance of their regular commute, the majority (63%) of public housing respondents indicated that their regular commute is within the City of Annapolis, with 22% of respondents commuting within the neighborhood only.

ROADWAY CAPACITY

The geographic limitations of the Eastport peninsula reduce vehicular access to a few corridors such as Bay Ridge Avenue and Hilltop Lane. The Eastport Transportation Study (2016) indicated that the Bay Ridge Avenue corridor has capacity for 300 additional trips, which equates to approximately 850 households. The study recognizes the spatial limitations to expand or add more vehicular capacity and recommends investments be made to alternative modes of transportation (bus, pedestrian, and bikes) and traffic calming to encourage pedestrian mobility.

Common concerns from planning participants include speeding, congestion and pedestrian safety on local streets, particularly on President Street.

LAND USE

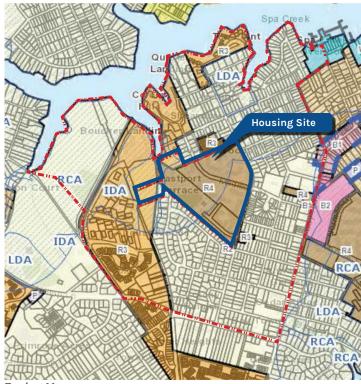
The target neighborhood consists predominantly of single-family homes with a few multifamily communities. Homes are typically one- and two-levels with a few three-level multifamily buildings. There is a wide range of housing styles and types from traditional bungalows and Cape Cods to mid-century garden apartments. Duplexes and townhouses are also present within the neighborhood, such as along Madison and President Streets.

A few non-residential uses are embedded in the residential fabric. They are generally institutions such as churches or the fire house. Retail is clustered at Eastport Shopping Center, along Bay Ridge Road and in the historic center of Eastport.

The neighborhood experienced a building boom after World War II, with nearly three-quarters of the housing stock built before 1990. Much of this housing stock was built before current energy conservation standards were established to improve energy efficiency, comfort, reduce carbon emissions, and save money.

ZONING

The pattern of low-density residential land uses is reinforced by the current zoning map. In general, all properties in the target neighborhood are zoned residential, with most of the land mapped for single-family residence (R-2) and general residence (R-3) up to 8 dwelling units per acre. Only along Bay Ridge Avenue are properties zoned for non-residential uses. The exception is the ET-HH site, which is zoned R-4 to enable multifamily residences with a permitted density of 25.6 to 45.6 dwelling units per acre depending on site and building configuration. The concurrent comprehensive planning process is considering updating the current zoning regulations with a form base code.



Zoning Map

RECREATION & OPEN SPACE

Truxtun Park and the Pip Moyer Recreation Center are the nearest public recreational facilities and are located 1/2 mile from the public housing site. These facilities provide public access to swimming, sports fields, community rooms, indoor athletic facilities, a skate park, and boat launch. A forested stream buffer separates the housing site and most of the target neighborhood from direct access to these recreational facilities.

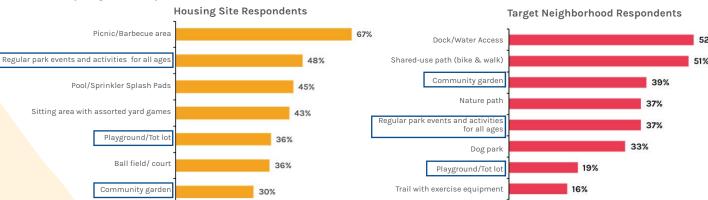
Public access to the waterfront is limited to Truxtun Park and Hawkins Cove, which is immediately behind the Housing Authority of the City of Annapolis's (HACA) main office at the back of the housing site. The Hawkins Cove pier needs repair and lacks accessibility. At the time of this report, planned improvements are underway.

The housing site contains an outdoor basketball court, sports fields, picnic areas, playgrounds, a beloved swimming pool, and a community building with an indoor basketball court and community rooms. Since many of the outdoor facilities are located out of sight from public sidewalks, these spaces lack adequate natural surveillance and are used exclusively by the residents.

Community
members prefer
regular park events
and activities,
community
gardens as well as
playgrounds.

PREFERRED OPEN SPACE FEATURES

















Existing Target Neighborhood Open Spaces and Facilities at Truxtun Park







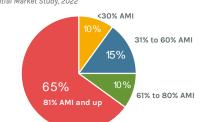




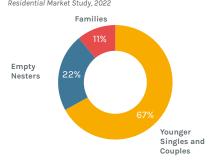


Existing Housing Site Open Spaces

POTENTIAL RENTERS BASED ON INCOME Residential Market Study. 2022



POTENTIAL MARKET BY FAMILY TYPE

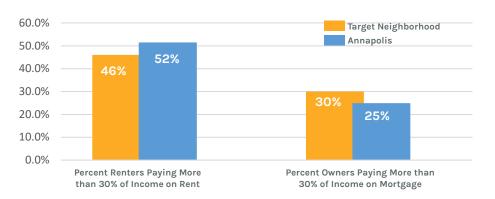


HOUSING DEMAND

There is strong market potential for new households in Eastport and a limited supply of housing. The majority of potential new renters (65%) would have incomes above 80% AMI, with the remaining potential renters requiring a range of affordable housing options. The demographics of potential renters suggest a demand for smaller housing types with new renters comprised of 67% younger singles and couples and 22% empty nesters or retirees. Only 11% of new renters would need family housing accommodations (see Attachment 1: Residential Market Study).

Many target neighborhood households are burdened by housing costs, where 46% of renters and 30% of homeowners pay more than 30% of their income to rent or mortgage. Rising costs are attributed to high housing demand and lack of housing supply in the Annapolis area.

HOUSING COST BURDEN



ALIGNMENT WITH EXISTING PLANS AND PROJECTS

The planning for the redevelopment of Eastport Terrace-Harbour House builds on the goals and investments of current plans and projects.

ANNAPOLIS AHEAD 2040 COMPREHENSIVE PLAN

The Comprehensive Plan identifies goals to protect and enhance neighborhood character and health, supporting inclusive economic growth and diversity and ensuring the local environment is resilient. The draft future land use map depicts the housing site as a blend of mixed-use, environmental enhancements, residential, and institutional uses. This classification aligns with mixed-use and mixed-income goals for the redevelopment of the housing site. This plan addresses the following comprehensive plan goals:

Comprehensive Plan Goals Transformation Plan Strategies Housing affordability Replace 1-for-1 existing deeply affordable housing units and increase housing supply for work-force and market rate housing. **Enhanced neighborhood character** Design will be context-sensitive with a site layout that improves street connectivity. Compact and connected growth Redevelopment will be compact and walkable with a mix of uses and shared community spaces. Bike and pedestrian connectivity New streets will prioritize pedestrians and cyclists, with traffic calming and pedestrian enhancements for existing streets. Enhanced public realm Open spaces and community facilities will be accessible and inviting for residents and neighbors. Safety Design will integrate Crime Prevention Through Environmental Design (CPTED) principles to encourage natural surveillance. Minimize carbon footprint Redevelopment will prioritize transit and alternative modes of transportation as well as construct buildings to maximize energy conservation and minimize waste. Improved water quality Integrated landscape design and storm water management best practices will recharge and filter runoff before reaching Spa Creek. Preserve and restore Redevelopment will avoid encroachment in the vicinity of Hawkins Cove environmental assets and preserve existing forest areas west of the housing site.

Alignment of Comprehensive Plan Goals and Transformation Plan Strategies

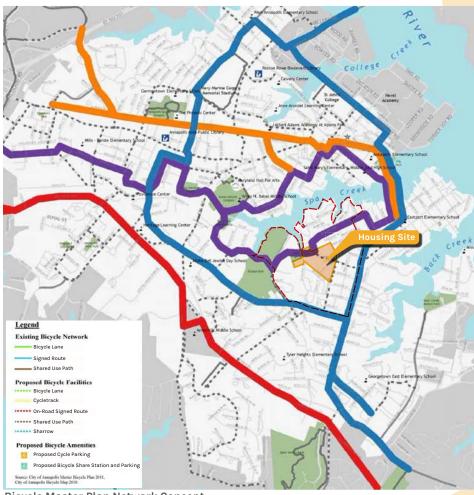


Concept Design for Hawkins Cove

HAWKINS COVE RESTORATION PLAN

The Hawkins Cove Restoration Plan will improve public waterfront access at the housing site. This project is a partnership between the City of Annapolis, HACA, and watershed stakeholder communities. The project focuses on both environmental restoration and improving recreational access to Spa Creek, including a kayak/ canoe launch and repairing the pier for fishing. In addition to \$65,000 awarded to this project by the Chesapeake Bay Trust in 2021, the City received a matching \$65,000 from the Denker Family Foundation and was recently awarded a \$500,000 Small Watersheds Grant to install a living shoreline by the Chesapeake Bay Stewardship Fund, a partnership of the National Fish and Wildlife Foundation and the U.S. Environmental Protection Agency.





Bicycle Master Plan Network Concept

ANNAPOLIS BICYCLE MASTER PLAN 2011

The network concept proposed by the Bicycle Master Plan identifies two corridors through the target neighborhood. The Spa Creek Trail (purple line) consists of on-street and off-street pathways circling Spa Creek, linking Eastport with Downtown Annapolis as well as continuing west to Parole. The West Annapolis/Hilltop/Bay Ridge Loop (blue line) is an on-street outer bicycle loop along Bay Ridge Avenue and Hilltop Road. Internal secondary on-street, bike corridors are identified on Madison Street and President Street, making connections between Spa Creek Trail and West Annapolis/Hilltop/Bay Ridge Loop. Implementing these components of the bicycle network within the target neighborhood enables better connection between the housing site and local amenities such as Truxtun Park and Eastport Shopping Center.

40 ONE EASTPORT FOR ALL: A ROADMAP COMMUNITY CONTEXT 41

HOUSING SITE



Aerial View of Housing Site

BEDROOM TYPE	DWELLING UNITS (DU)
1-Bedrooms	94 DU
2-Bedrooms	224 DU
3-Bedrooms	28 DU
4-Bedrooms	11 DU
TOTAL:	357 DU

The Eastport Terrace-Harbour House housing site consists of two public housing communities built adjacent to each other. The two housing sites function as a single community, sharing recreation and community spaces. The overall housing site is built on approximately 29 acres of land and includes the following structures:

- 29 residential buildings (381,925 SF)
- -1 community building with gym (12,800 SF)
- HACA office building (19,732 SF)
- Pool house and laundry building (2,000 SF each)

82% **OCCUPANCY RATE** (as of June 2022)

< 5%

ACCESSIBLE UNITS



Harbor House Entrance Signage



42 ONE EASTPORT FOR ALL: A ROADMAP COMMUNITY CONTEXT 43



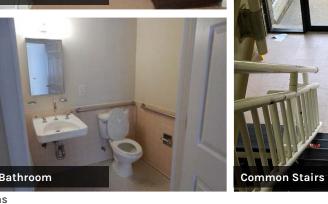












Harbour House, built in 1964, consists of 12, three-level garden apartments clad with brick veneer containing 273 apartments.













Eastport Terrace Apartments- Typical Conditions

Eastport Terrace was constructed in 1953 and is composed of 15, twolevel residential buildings clad in stucco and vinyl siding containing 84 townhouse and stacked family units.

44 ONE EASTPORT FOR ALL: A ROADMAP COMMUNITY CONTEXT 45

Lacks sufficient accessible units required

Most ground floor apartments are **not visitable**

Uneven floors and surfaces

Many 1-bedroom apartments are **too small**

Repetitive buildings, do not blend in with surrounding homes

FUNCTIONALLY OBSOLETE

With the repetitive design of both Eastport Terrace and Harbour House, as well as the site configuration and aging facilities, the property is easily identifiable as public housing. The existing inventory of apartment types, predominantly walk-up apartments, lacks diversity of housing choice to support the needs of residents.

ACCESSIBILITY AND VISITABILITY

Th majority of apartments require access by stairs and lack accessibility and visitability. Only 16 apartments can accommodate physically disabled persons, which is less than HUD's 5% mobility accessibility requirement. The Eastport Terrace accessible units are limited to one-bedroom units, which limits their availability for families. The other Eastport Terrace units cannot be modified to accommodate accessible standards since the bathrooms are located on the second floor. Additionally, these townhouses do not provide a ground floor powder room to even accommodate a disabled visitor. There is currently only 1 dwelling unit modified for sensory accessibility, less than the HUD 2% accessory accessible requirement.

UNIT SIZE, LAYOUT AND FEATURES

One-bedroom apartments at Eastport Terrace are smaller than comparable new apartments and smaller than the minimum sizes (550-600 square feet) established by Maryland Department of Housing and Community Development (DHCD).

With the exception of the primary bedrooms, Harbour House bedroom clothes closets are typically just under 3 feet long, while DHCD encourages a minimum of 4 feet of clothes closet per person in each bedroom.

Apartment units are not provided with washers and dryers. The existing Eastport Terrace laundry facility is located in a separate building, an inconvenience for busy residents. Bathroom and kitchen cabinets, fixtures and finishes are worn out. Exposed ductwork and electrical conduit further gives the appearance of a substandard unit.

BUILDING SYSTEMS

Building settlement and sagging floors present tripping hazards for residents and prevent windows from sealing. Harbour House residents complain about cold drafts in the winter because windows do not properly seal.

Poor bathroom ventilation and air circulation have contributed to mold issues. Between 2020-2021 (at the time of the Physical Needs Assessment), 32 apartments have been inspected for mold and water damage, resulting in costly remedial work.

Roof leaks have contributed to structural damage, particularly in Harbour House buildings, where sloped roofs form a valley between buildings.

Moisture and water damage was observed in the Harbour House mechanical rooms, which are located in the basement of the buildings. Water damage of structural members may weaken the bearing capacity without remedial work.

Eastport Terrace exterior is constructed of non-durable materials-approximately 50% wood and 50% stucco. DHCD requires at least 75% masonry or other highly durable materials such as fiber cement siding.

LEAD PAINT

While many units have been abated for lead paint, Eastport Terrace apartments still have lead paint present on interior and exterior surfaces.

Neither Eastport Terrace nor Harbour House has received comprehensive rehabilitation, and at 69 and 58 years old, respectively, building components are nearing the end of their useful life. While the properties remain habitable, the site infrastructure and buildings are of significant age that has resulted in increased maintenance cost which will continue to rise as the properties continue to age. Repairs needed to turn units for re-occupancy become more time-consuming and costly with the age and condition of the property.













ON-SITE INFRASTRUCTURE

Numerous sewer pipe repairs have been required in recent years, and residents have experienced stoppages in the sanitary sewer lines, which creates a health hazard when sewage backs up into units.

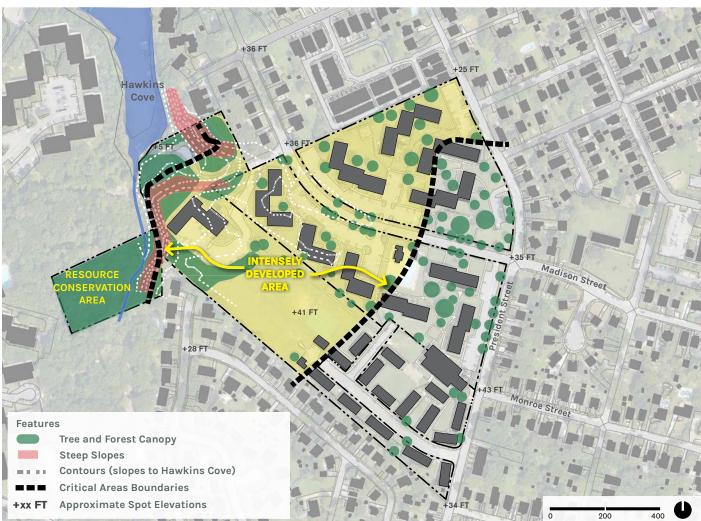
The existing site has numerous locations where ponding and flooding continue to occur. Settlement and deterioration of ground surfaces have led to exposed manholes, a tripping hazard.

SITE CONFIGURATION

The target site is configured as a large superblock only divided by Madison Street. Buildings, particularly at Harbour House, are set far from public streets and do not provide adequate natural surveillance. Recreation and open spaces are tucked away from public view. Access and surveillance are limited and consequently make these areas feel unsafe. Parking lots separate building entrances from the public realm along streets. This distance limits chance social interaction between residents and neighbors. Trash enclosures are poorly located adjacent to play spaces or in front of buildings, making the experience unpleasant.



Housing Site Constraints



Housing Site Environmental Features

ENVIRONMENTAL CONDITIONS

The existing developed portion of the housing site is set back and elevated above Hawkins Cove with an existing wooded buffer providing environmental benefits including natural habitat, shade, groundwater recharge, and rainwater buffering. The remaining developed portion of the housing site has environmental features such as wetlands, floodplains, and steep slopes to restrict the flexibility for redevelopment.

A large portion of the site is located within the Critical Area, a 1,000 FT setback from tidal waters of the Chesapeake Bay. Within the Critical Area there are two land area categories that regulate development. The more restrictive Resource Conservation Area (RCA) protects the existing wooded

area adjacent to Hawkins Cove. The remainder of the Critical Area is classified as Intensely Developed Area (IDA). This area includes the previous developed land east of RCA. The IDA land permits development but with conditions such as limiting maximum lot coverage to 50% and including stormwater management strategies to reduce pollutant loadings by at least 10% below the level of pollution of the site prior to redevelopment.

The existing housing site has few shade trees to help mitigate urban heat caused by the many dark roofs, expansive parking lots, asphalt, and open lawns.

Open lawns, asphalt & roofs contribute to urban heat

HISTORIC SIGNIFICANCE

The property is not a contributing historic asset as verified by the Maryland Historical Trust/Maryland State Historic Preservation Office (MHT/MDSHPO) (see Attachment 2: State Historic Preservation Office documentation).

ENVIRONMENTAL REVIEW

The latest Phase 1 Environmental Site Assessment was conducted in 2023. The report recommends limited subsurface investigation to determine whether a former oil pit negatively affected the environmental integrity of the site and also recommends further investigation to determine if former underground storage tanks on-site and in the vicinity have created Vapor Encroachment Conditions (VECs) (see Attachment 3: Phase 1 Environmental Site Assessment).

RELOCATION AND RE-OCCUPANCY PREFERENCES

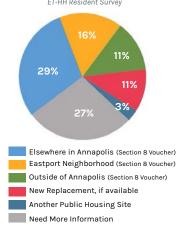
If relocation is deemed necessary for redevelopment, 57% of ET-HH residents prefer to move to a privately owned unit with a Section 8 voucher either in the Eastport neighborhood (15%), elsewhere in Annapolis (29%), or outside of Annapolis (13%). Half of ET-HH residents (50%) would like to return to a new replacement unit at the redeveloped site and 37% need more information before stating a preference.



URBAN HEAT ISLAND (City of Annapolis)

Above Avg





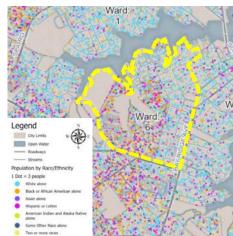
WHO LIVES HERE

3,600

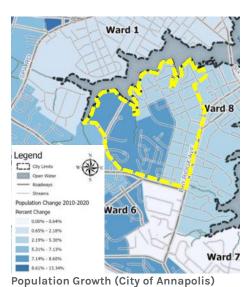
Residents in Target Neighborhood

15%

of Residents live at the Housing Site



Population Density Map (City of Annapolis)



The study area is home to close to 3,600 residents, 15% of which live in subsidized rental housing at the target housing site.

ET-HH households have a higher percentage of children (35%) when compared to the surrounding target neighborhood (21%). The ET-HH population tends to be younger than the surrounding neighborhood with 35% of the population under the age of 18, compared to 17% of the target neighborhood. ET-HH residents are majority Black (96%) with no Hispanic/Latino tenants. The target neighborhood, however, is more diverse with approximately 32% of residents identifying as Black and 13% identifying as Hispanic/Latinos.

There are large disparities in the target neighborhood in terms of household income. The mean income of families in the target neighborhood (\$129,284) is nearly nine times greater than that of ET-HH households (\$14,764). The majority of ET-HH households (81%) earn less than \$25,000, compared to only 22% in the neighborhood, and most of the ET-HH population (72%) lives below the poverty line compared to 22% of the neighborhood population.

HOUSEHOLD TYPES AND TENURE

Over half of households in the target neighborhood are owner occupied homes (58%). Of the remaining rental units (43%), ET-HH apartments make up 43% of rental units. Other apartments include Spa Cove Apartments, Madison Apartments, and the numerous single-family homes converted to rental properties.

Target neighborhood residents have low turn over compared to ET-HH residents. Only 2% of Eastport target neighborhood households have a tenure of less than 4 years whereas 33% of ET-HH residents have a tenure of less than 4 years¹.

¹ At the time of this planning effort, the Housing Authority of the City of Annapolis (HACA) used this site as a relocation resource for the recently rehabilitated Wilbourn Estates Rental Assistance Demonstration (RAD) conversion.

Housing Site Residents
*HACA Yardi Demographic Data as of 6/1/22

294
Households

1.8
Average
Households size

\$14,764
Average Households Income

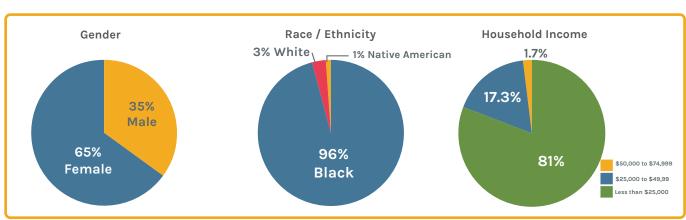


Target Neighborhood
2020 ACS 5-Year Survey

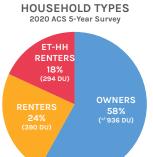
1,620 Households

2.2
Average
Households size

\$129,284
Average Households Income



Eastport Terrace-Harbour House Residents



TARGET NEIGHBORHOOD

Demographics	ЕТ-НН	Target Neighborhood (Census Tract 7064.02)	Annapolis
Total Population	528	3,587	39,321
Number of Households	294	1,620	16,291
Percentage of Households with Children Under 18	37%	21%	23%
Average Household Size	1.8	2.2	2.4
Under 5 years	9%	3%	7%
5-14 years	23%	12%	12%
15-17 years	3%	2%	3%
18-24 years	7%	6%	9%
25-44 years	26%	26%	27%
45-64 years	20%	30%	25%
18-64 years	53%	62%	61%
65+ years	13%	20%	17%
Mean Household Income	\$14,764	\$129,284	\$115,079
Percent of Population Living Below Poverty Level	72%	22%	10%
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Demographic Comparison









PUBLIC HOUSING FAMILIES

In general, residents at Eastport Terrace-Harbour House (ET-HH) have greater needs and face greater barriers than their neighbors in the target neighborhood and city. The levels of educational attainment and employment of residents are considerably lower than residents of the neighborhood and city. The majority of ET-HH children attend local public schools which are constrained by resources and perform academically lower than peer public schools. Almost all residents have health insurance, but there are no medical or mental health providers in the neighborhood, and there are no healthy food outlets in the neighborhood. A larger percentage of public housing households have a member with a disability (20%), but there is a limited supply of accessible units on-site (<5%). Awareness of services in the neighborhood is low (46%), and utilization of those services is even lower (27%). Crime and safety, both real and perceived, are significant challenges for both residents and the neighborhood. Addressing public safety will help reduce anxiety and stress in and around the housing site, while finding opportunities to connect people more conveniently to the services they need will enhance their quality of life and overcome barriers to success and stability.

EMPLOYMENT

Residents are less likely to be employed and have lower levels of educational attainment than residents in the surrounding neighborhood. Only 38% of adults at the housing site who are eligible to work are employed, which is significantly lower than the 68.5% of the target neighborhood population that is employed. A large percentage of heads of household (77%) indicated that their highest level of education is a high school diploma, GED, or some college or Associates Degree, and only 1% have a bachelor's degree or higher. In comparison, 45% of target neighborhood residents have a bachelor's degree or higher. Excluding retired residents and those unable to work, 16% of ET-HH resident survey respondents stated they face challenges in finding and keeping work. The top barriers to employment indicated by those respondents include lack of job skills/ training (33%), lack of affordable childcare (26%), disability (26%), no job opportunities available in the area (26%), and lack of transportation (26%).



38%

Work-able Adults Employed



\$24,152

Average Median Income of Employed Work-able Adults (ages 19-62)

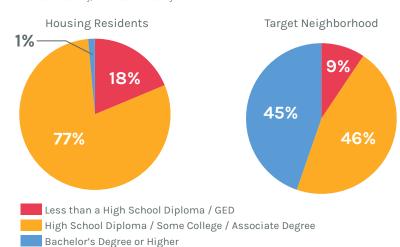


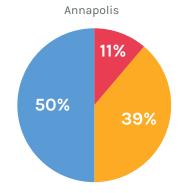
20%

Do Not Have Access to the Internet When They Need It

ET-HH Resident Survey

HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT (age >25) ET-HH Resident Survey, 2020 ACS 5-Year Survey







HEALTH AND WELLNESS

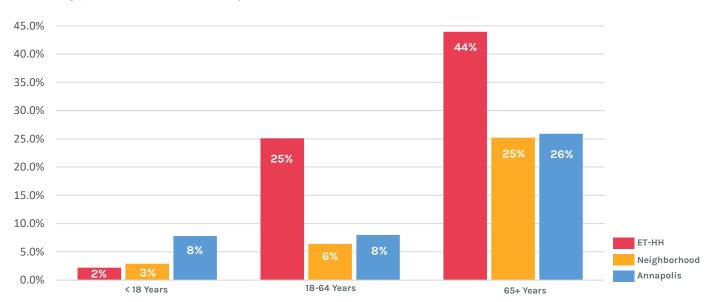
One-quarter of ET-HH households have a member with a disability, of which 17% of households reported a child with a special need. The most common special needs reported by households include a Physical Disability (14%), Mental Disability (6%) and Cognitive Disability / Learning Need (5%).

Of the responding households, the top service requested to assist with a disability of any kind was an Accessible Housing Unit (22%), followed by better transportation options (14%). When returning to the redeveloped site, 41% of responding households indicated a need for units with special accommodations. The most frequently cited special accommodations needed include:

- Physical accessibility (46%)
- Hearing accessibility (17%)
- Visual accessibility (9%)
- Other amenities to help with everyday living, such as grab bars, ground floor units, handicap parking (15%)

POPULATION WITH A DISABILITY BY AGE

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

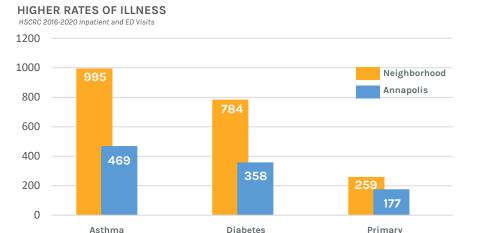


HEALTHCARE AND INSURANCE

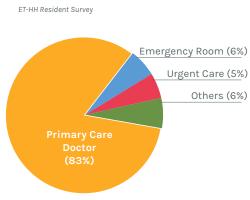
Most households report that their healthcare needs are met (67%), with 87% of respondents rating their health care services as good or excellent. There is near universal health insurance coverage for heads of household (97%) and children (96%). 96% of respondents report that they receive annual medical check-ups and 100% of parents say their children receive annual medical check-ups. A family's primary care physician is the first choice (85%) to visit when sick or in need of health advice. Some residents (12%) say they face barriers finding and keeping quality, affordable health care. The top barriers to accessing quality affordable health care are cost (33%), lack of transportation (25%), and long waiting room times (25%).

HEALTH CONCERNS AND NEEDS

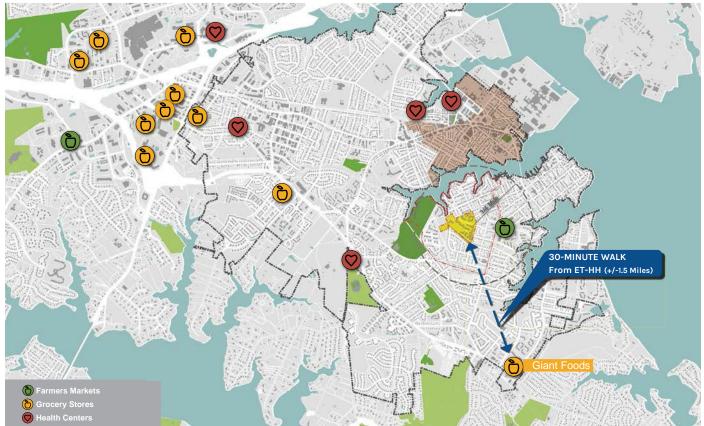
Although 63% of heads of household rated their health as good or excellent, 35% also indicated that at least one adult in their household has high blood pressure/hypertension and at least one adult in 27% of households has asthma. Nearly all parents (97%) rated their children's health as good or excellent, but at the same time, 42% of parents reported that at least one child in their household has asthma. Hospitalizations for asthma and diabetes in the target neighborhood are more than double the rate for the city, and the hospitalization rate for hypertension in the target neighborhood is 1.5 times that for the city. Residents surveyed indicate that dental services represent the greatest unmet healthcare need (13%), followed by mental health counseling and services (8%). Emotional/ mental support services were also cited as a "Very Needed" service in the neighborhood by three quarters (76%) of resident survey respondents.



Primary Hypertension



FIRST CHOICE FOR CARE WHEN SICK



Fresh Food & Health Centers

ACCESS TO HEALTHY FOOD

The top reported barrier to healthy eating is the cost of fruits and vegetables (41%), with the low quality of fruits and vegetables in local stores as the second highest barrier (22%). Even with those barriers, over half of respondents (55%) stated they eat fruits and vegetables at least 3-4 times per day. Residents are very aware of Food Distribution Sites (61%), and although only 29% of those residents have used them, 44% are satisfied with their service.

The nearest grocery store, Giant Foods, is approximately 1.5 miles away and is used by a majority (69%) of ET-HH residents for their grocery needs. The target neighborhood is classified as a food desert with a high proportion of people living in poverty without a local grocery store.

YOUTH AND EDUCATION

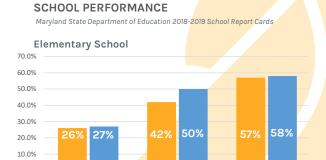
SCHOOLS

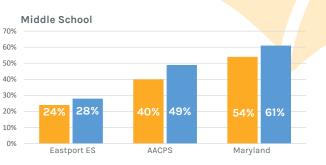
The majority of children in the target neighborhood (89%), including public housing children, attend Anne Arundel County Public Schools (AACPS). The local schools zoned for children living in the target neighborhood include Eastport Elementary School, Annapolis Middle School, and Annapolis High School. Children attending the local public elementary and middle schools have lower proficiency in Math and English Language Arts compared to other Anne Arundel County and Maryland public schools.

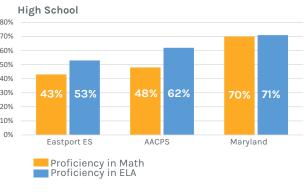
Eastport Elementary School is located approximately 0.5 mile walk from the housing site. The closest Head Start program is over 1.25 miles away.

Half as many local elementary and middle school students are proficient compared to AACPS and Maryland Schools.









Neighborhood Kids Go to Public Schools



Top 5 YOUTH PROGRAMS Your Children Would Participate In

ET-HH Resident Survey

- 1. SPORTS AND RECREATION (64%)
- 2. AFTER SCHOOL PROGRAM (64%)
- 3. SUMMER CAMP AND/OR PROGRAMS (53%)
- 4. ARTS/ PERFORMING ARTS / MUSIC PROGRAMS (51%)
- **5. MENTORING** (35%)

YOUTH AND FAMILIES

There are 153 school-aged children living at ET-HH. Of the parents with children between the ages of 0-5 years, 37% have a child in a center-based early learning program including Head Start and Early Head Start, and 41% have a child receiving care in their own home.

More than two-thirds of respondents (71%) report that their children participate in after school activities. These activities include summer camps (38%), youth sports leagues (36%), on-site HACA or outside organization programs (32%), and other school-based after school activities (31%). Of those who do not participate in after school activities, the top barriers to participation include concerns about safety due to the Covid-19 Pandemic (29%) and the hours of the programs do not work with their schedule (26%).

Around half of parents (51%) say that they are involved in the Parent Teacher Association (PTA) or other school activities at their children's school. The top incentives that would increase parent involvement in their children's schools include transportation (42%) and childcare (28%).

The survey results indicate that there is a high demand for youth programs in the neighborhood, as 64% of respondents say their children would participate in both after school activities and sports and recreation activities, and over half said their children would participate in summer camps (53%) and arts/performing arts/music programs (51%).

COMMUNITY SAFETY

Crime and safety, especially the perception of crime and safety, are significant challenges at the housing site and the surrounding target neighborhood. While incidents of violent and property crime are going down in the neighborhood (see below), target neighborhood residents have a higher perception of criminal activity.

ACTUAL CRIME

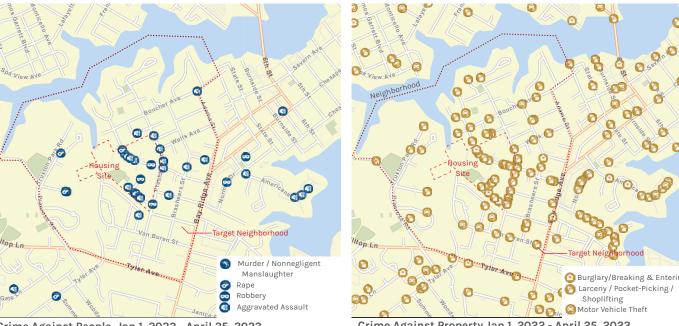
Between 2018-2020, the average Part 1 violent crime rate (per 1,000 residents) in the Eastport target neighborhood was 11.32, which is 1.85 times the rate of Part 1 crimes for the City of Annapolis (6.11). More recent crime data from 2021 and 2022 shows that crime has decreased in the Eastport target neighborhood over the past two years.

Part 1 violent crimes have decreased 30% and property crimes are down 23% from 2021 to 2022. Most ET-HH residents view police in a positive light with 62% of residents seeing the police as a resource to call when they need assistance. However 22% of residents have felt threatened by the police.

Crime Category	2021 (Annualized)	2022	Change
Crime Against People*	41	29	-30%
Crimes Against Property**	87	67	-23%

homicide, rape, robbery, aggravated assault (Part 1 Violent Crimes)

Source: City of Annapolis Crime Incident Map



Crime Against People Jan 1, 2022 - April 25, 2023 (https://annapolis.maps.arcgis.com, pulled April 25, 2023) Crime Against Property Jan 1, 2022 - April 25, 2023 (https://annapolis.maps.arcgis.com, pulled April 25, 2023)

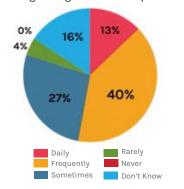
^{**} burglary, theft/larceny, motor vehicle theft, arson

PERCEPTION OF CRIME

ET-HH Resident and Target Neighborhood Survey

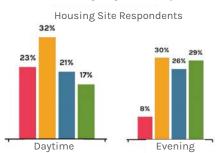


Target Neighborhood Respondents

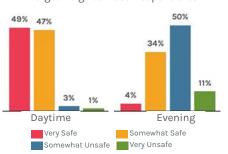


PERCEPTION OF SAFETY

ET-HH Resident and Target Neighborhood Survey



Target Neighborhood Respondents



PERCEIVED CRIME

Of those surveyed, 53% of target neighborhood residents stated that crime occurs frequently (daily to 1-2 times per week). Conversely, 39% of ET-HH residents stated that crime occurs frequently (daily to 1-2 times per week), but 31% also stated that crime occurs rarely.

Ninety-six (96%) percent of neighborhood respondents feel somewhat/very safe during the day. However, 38% of public housing residents surveyed feel somewhat unsafe and very unsafe during the day.

Conversely, only 4% of Eastport target neighborhood residents feel somewhat or very unsafe during the day. Residents at community forums expressed the need to include unit, site, and neighborhood features to reduce crime at the redeveloped site.

Nearly two-thirds of ET-HH residents with children (64%) are somewhat or very unlikely to let their children play outside. However, 57% of ET-HH parents feel that their children are somewhat unsafe walking to/from school/bus stop.

PREFERRED INTERVENTIONS

ET-HH survey respondents identified community violence intervention strategies (i.e. reducing gun violence with tools other than incarceration) as the preferred way to improve community health and safety (54%), followed by community-led safety programs (51%) and addressing barriers to economic opportunities (50%).

Top 5 choices for IMPROVING COMMUNITY HEALTH AND SAFETY

ET-HH Resident Survey

- 1. **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) (51%)
- 3. Address Barriers to **ECONOMIC OPPORTUNITIES** (Good paying jobs, job pipeline) (50%)
- 4. Frequent or **VISIBLE POLICE** Patrols (41%)
- 5. More COMMUNITY-BUILDING Activities (34%)

DATA SOURCES

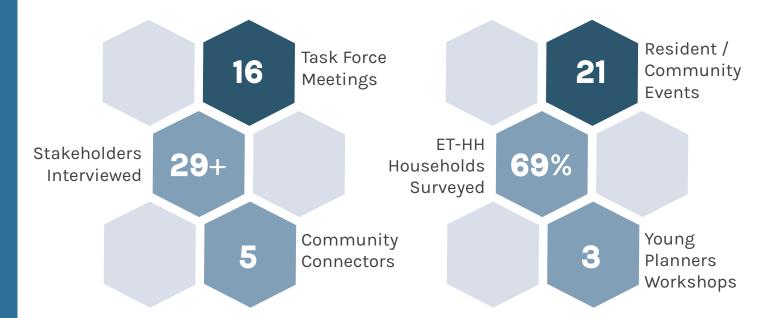
All data in this Community Context section are based on the following sources:

- American Community Survey (2020) 5-Year Estimates
- Annapolis Ahead: Annapolis Comprehensive Plan 2040 (draft)
- Annapolis Bicycle Master Plan (2011)
- Annapolis Transit Development Plan (April 2019)
- Change in Crime 2021 to 2022-Annapolis Police Department (pulled March 6, 2021)
- Eastport Transportation Study, Short-term and Long-term Recommendations Report (September 2016)
- Eastport Terrace-Harbour House Resident Survey (June-September 2022)
- HACA Occupancy Data (pulled June 2022)
- HACA Public Housing Wait List Data (pulled April 2022)
- Maryland Department of Education Data (2018-2019 School Report Cards) (pulled May 2022)
- Maryland Historic Trust / State Historic Preservation Office (April 2022)
- Maryland Health Services Cost Review Commission (HSCRC) 2016-2020 Inpatient and ED Visits
- Neighborhood Survey (October 2022)
- Part 1 Violent Crime Data (2018-2020), City of Annapolis Police Department (pulled May 2021)
- Phase 1 Environmental Site Assessment (August 2022)
- Physical Needs Assessment (June 2021)
- Residential Market Assessment (July 2022)
- Stakeholder Interviews (2022-2023)
- Stakeholder Site Tour (July 2022)
- Youth Site Tour (September 2022)



BUILDING CONSENSUS

BUILDING CONSENSUS



As the Housing Authority of the City of Annapolis (HACA) and the City of Annapolis (City) prepared to embark on the two-year Choice Neighborhood planning journey, the cornerstone of their engagement strategy was to bring public housing residents and the neighborhood, local leaders and other stakeholders, and various public, private, and non-profit organizations together to create and implement a plan that revitalizes the public housing site while complementing and strengthening the connections to and opportunities in the surrounding Eastport neighborhood.

A broad and inclusive engagement strategy was initiated that incorporated traditional and non-traditional approaches and focused on collaboration with residents and neighbors, public/private entities, and civic organizations. The coalition of stakeholders that participated lent a broader perspective, offered subject matter expertise, and fostered partnerships required to actualize the community's goals and strategies. Several of the engagement activities employed during the planning process are featured throughout this chapter to provide greater detail regarding the people, events, and activities that helped to shape One Eastport For All: A Roadmap.



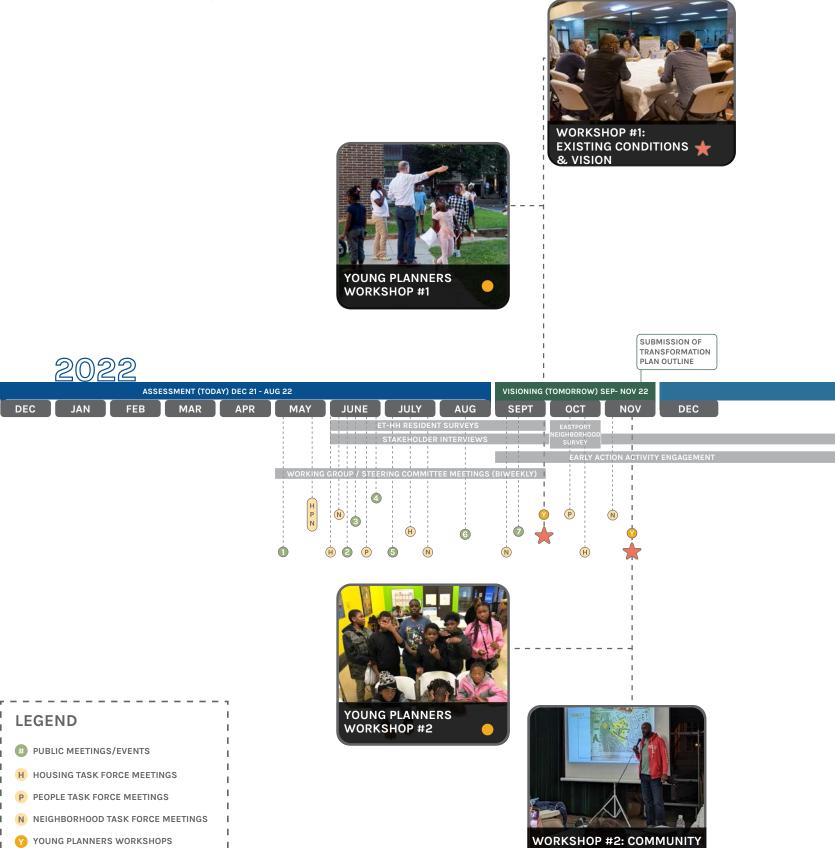




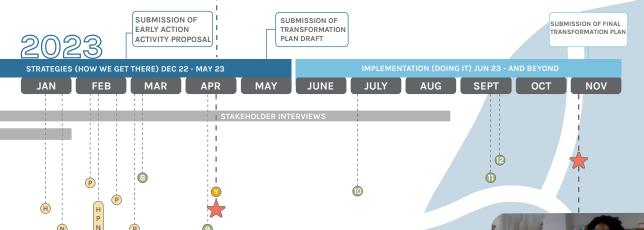
1,100+
PARTICIPANTS

PLANNING TIMELINE

RESIDENT + COMMUNITY WORKSHOPS







TRANSFORMATION PLAN COMMUNITY CELEBRATION



YOUNG PLANNERS WORKSHOP #3

68 ONE EASTPORT FOR ALL: A ROADMAP

DESIGN CHARRETTE

PLANNING TEAM STRUCTURE

The planning effort was led by HACA and the City, with assistance from a Planning Coordinator.

Supporting the development of the One Eastport For All: A Roadmap was a Steering Committee comprised of key stakeholders including the City, HACA, and public housing residents.

The Steering Committee was responsible for decision-making, guiding vision development, directing engagement strategies, monitoring the planning process, and helping to inform outcomes of the Plan. Additionally, the Steering Committee functioned as a working group, with core members of HACA, the City, and the Planning Coordinator meeting on a regular basis to manage the planning process. Members also served on one or more Task Forces.



In tandem with the Steering Committee, three Task Forces were established to delve deeper into the three core focus areas of the Plan: Neighborhood, Housing, and People/Supportive Services. Chaired by members of the Steering Committee, each Task Force was comprised of residents, community members, stakeholders, City and HACA staff, service providers, developers, local businesses, and other local organizations with interest and/or expertise in each respective area. With assistance from the planning team, each Task Force was charged with reviewing the data and needs assessment findings, articulating priority needs and gaps to be addressed, defining desired goals and outcomes, drawing upon their collective knowledge and expertise to develop specific strategies to achieve the outcomes, and identifying resources and partners needed to carry out the strategies.

METHODS OF ENGAGEMENT

HACA, the City, and the planning team employed multiple methods of engagement throughout the planning effort to ensure that the Plan was informed by and supported by the community. Engagement methods were adapted over time to maximize participation and input from residents, neighbors, and other stakeholders. In addition to the Steering Committee and Task Forces, the planning process included:

Public Housing Resident Survey -

Community Connectors (CCs) and HACA
Resident Services Staff conducted
in-person comprehensive, household-level
resident assets and needs assessment
surveys between June and September 2022.
A total of 203 out of 294 heads of household
participated for a 69% survey completion
rate. Results from the survey were used to
understand resident preferences, priorities,
and helped inform Plan goals and strategies.

Survey Response Rate

Neighborhood Survey – A neighborhood survey was conducted online during October 2022 to help understand community preferences and priorities. Using a subset of questions from the ET-HH resident survey, the Neighborhood Survey was limited to individuals who live, work, own property, own businesses, or worship in the target neighborhood. Approximately 80 neighborhood surveys were completed, and the results were compared to those from the ET-HH resident survey to understand common themes and shared priorities to further inform the Plan.

+/-80
Neighborhood
Surveys
Competed









Stakeholder Interviews – Twenty nine (29) community stakeholders were interviewed including resident leaders, City department heads and staff, developers, landowners, neighborhood association leaders, neighborhood residents, elected officials, HACA staff and board, and service providers. These targeted conversations provided critical information and insights related to the existing conditions analysis and identification of assets and challenges for the Plan.

Resident Capacity Building – The Community Action Agency of Anne Arundel County (CAA) worked to help build the leadership capacity of Community Connectors (CCs), who are also local residents. Through group meetings and one-on-one coaching, CAA worked with the CCs to advance their knowledge and skills to engage with stakeholders who can influence

or impact the direction of the CN Initiative. In addition, Community Connectors participated in trainings such as Planning 101, the Design Charrette, and presentation of the draft plan elements to the community and helped co-facilitate visioning sessions and Early Action Activities at resident and community workshops.

Resident and Community Meetings - The CN planning team hosted several Resident and Community Meetings to seek input from residents, community members, and stakeholders beyond the Task Force meetings. Community-wide public meetings were held at critical points along the planning timeline to share key findings and proposed plan elements to gather feedback and consensus.

Communications Methods - To ensure a transparent process, the CN planning team posted all meeting announcements, recorded sessions, and presentations from meetings on the dedicated project website, www.Eastportcni.org. The CN planning team also posted reports, Existing Conditions Boards, visioning exercises, calls for Early Action Activities, and photos of events on the project website. In addition, project information was made available via the City and HACA's social media platforms. The City of Annapolis Communications Department also created a project logo, based on input from residents. The City, HACA, and CAA/CCs worked closely together on communications and outreach strategies to increase meaningful engagement and participation by ET-HH residents, surrounding neighbors, and other stakeholders. All meetings and events were advertised via flyers that were distributed throughout the community by the CCs. Advertisements were also posted on the project website, and posted to social media. The City also live-streamed select events.

COMMUNITY CONNECTORS

If we keep that neighborly love going on, then success is definitely going to blossom here.

-Shemier Gladden

One of the first steps of the engagement process was hiring a team of Eastport Terrace-Harbour House residents as Community Connectors (CCs) to perform initial and on-going outreach to all residents of the housing site for Choice Neighborhood planning activities. The Community Action Agency of Anne Arundel County (CAA) was engaged by HACA to perform community engagement as a way to increase the diversity of participation and keep residents, neighbors, and stakeholders informed. CAA hired and managed the Community Connectors, who are Section 3-eligible public housing residents. CAA and CCs were embedded members of the planning team. Community Connectors were trained on topics such as Planning 101 and conducting Design Charrettes, and received other capacity-building coaching and trainings to help them become resident leaders and planning partners.

As residents of the housing site, the Community Connectors were able to adapt engagement strategies to engage more residents and neighbors as planning progressed. The Community Connectors were integral to helping with the completion of detailed household-level resident surveys, facilitated discussions at community meetings, and even went out into the community to get resident input on the vision for the redeveloped site and ideas for Early Action Activities at community events and small gatherings.





DONNA JOHNSON

Community Connector, Advocate, Resident and Tenant Council President

Donna used her Donna's Day of Giving events at Eastport Terrace-Harbour House to increase awareness of the Choice Neighborhood planning process, answer questions, and solicit feedback and input from other residents and neighbors.

She was recognized by The Annapolis Times and The Baltimore Times in late 2022 for the impact of her activities in her community.



WORKSHOP #1 **EXISTING CONDITIONS REVIEW AND VISIONING**

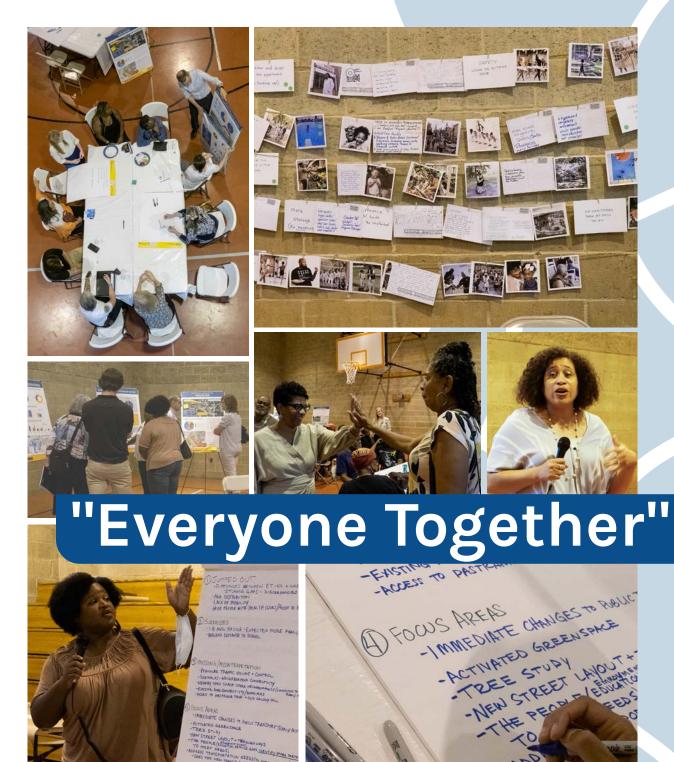




Young Planners Workshop

In September 2022, residents from Eastport Terrace-Harbour House (ET-HH) and the surrounding Eastport neighborhood convened for a series of meetings and workshops to review the Existing Conditions data and to begin the visioning process for transforming the neighborhood. Existing Conditions data was gathered from a range of sources and included preliminary findings from the Public Housing Resident Survey. Two evening sessions were held - the first evening was dedicated to public housing residents, and the second evening welcomed residents and stakeholders from the neighborhood. The agenda, meeting content, and activities were identical for both sessions. After a welcome and brief orientation to the evening, participants conducted a data stroll to review the Existing Conditions data boards. The boards were organized in several categories: Housing, Mobility, Open Space, Neighborhood Features, Public Safety, Education, Health & Wellness, and Who Lives Here. Participants then reconvened in small groups for animated discussions about what stood out to them from the data and what should be prioritized in the Transformation Plan.

Throughout the evening sessions, attendees participated in interactive visioning exercises such as "Postcards from the Future" in which they either wrote or drew images to their future self about how the neighborhood had transformed. Participants also selected and pinned images, wrote ideas, or drew pictures about elements they would like to see in the transformed neighborhood on a "vision wall." Community Connectors worked with residents unable to attend the meetings to collect their vision for the future.



Resident and Community Meetings













Design Charrette

WORKSHOP #2: DESIGN CHARRETTE





Young Planners Design Charrette

In November 2022, residents from the housing site and other participants convened for a Design Charrette to collaborate on a vision for the redevelopment of the housing site. The design charrette was a workshop for ideas, allowing everyone who participated to give input and receive immediate feedback to other participants. Participants also prioritized their preference for Early Action Activities.

This well-attended event was an interactive exercise, with participants divided up into tables and given time to create their own collective site plan following the mission and guidelines provided. Each table was guided and facilitated by members of the Choice Neighborhoods Planning Team. Each table appointed a "Development Spokesperson" who presented their proposed site plan to the entire group. This exercise allowed participants to compare how each approached the mission, note similarities and differences in strategies, and recognize common themes that were woven throughout the development of initial concept plans.

84

Design Charrette

Participants

Community
Plans Created

PLAN HIGHLIGHTS



Taller buildings located internal to development and overlooking Hawkins Cove

TABLE 2

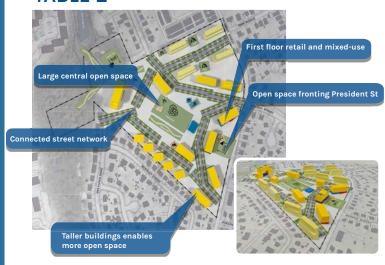
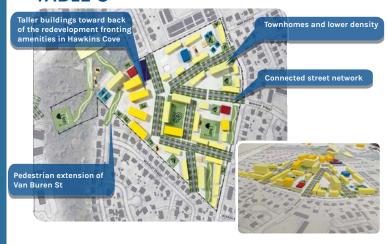


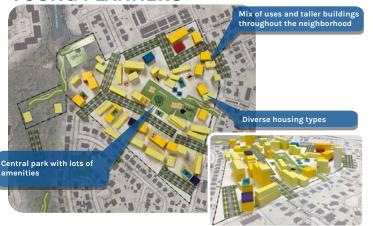


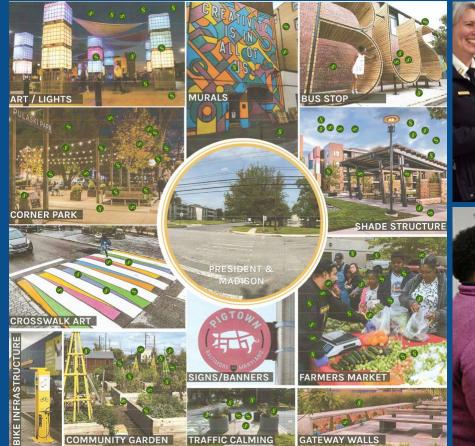


TABLE 3



YOUNG PLANNERS





EARLY ACTION ACTIVITY

Through a collaborative process, ideas for Early Action Activities

(EAA) funded by the Choice Planning Grant coalesced around projects at the intersection of President and Madison Streets for their ability to activate that connection between Eastport Terrace-Harbour House and the surrounding neighborhood. At the Community Design Charrette evening session, participants were asked to select their preferences by 'spending their money' – participants were given three \$ stickers to place on a large board with images of potential project ideas at the intersection of President and Madison Streets.

The frequency of \$ stickers on project images helped prioritize which project ideas were submitted to HUD for approval.

Note: EAA is currently being implemented by the City



WORKSHOP #3 PLAN ELEMENTS







Young Planners Workshop

In April 2023, Task Force members, public housing residents, neighborhood residents and stakeholders were invited to a public meeting to review and comment on Plan Elements for the Eastport CNI neighborhood. Two sessions were held – one in-person and one virtual – to maximize opportunities for participation. The agenda and meeting content were identical in both sessions.

At both sessions, members of the planning team presented the proposed conceptual site plan along with goals and strategies from the Plan, including redeveloping equitably and sustainably, investing in family success, and reconnecting people and places. The Plan Elements represented the synthesis of ideas and strategies that emerged from all of the community engagement and public participation efforts throughout the planning process. Participants at both sessions were then invited to ask questions and give feedback and to affirm if the proposed Plan Elements responded to the residents and the community.

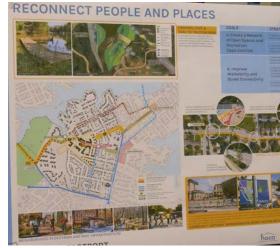














Workshop #3

YOUNG PLANNERS

HACA and the Planning Coordinator organized a series of Young Planner sessions that progressively built on one another and resulted in a site design and community vibe that contributed to the overall Transformation Plan. The Young Planner sessions were marketed and supported by the Community Connectors and HACA staff.

In September 2022, the Young Planners participated in a visioning session and community walk-through where they received an orientation to community planning, indicated physical features on the site that they wanted to keep or improve, and wrote and sketched images of what they wanted to see at the redeveloped site.

In November 2022, the Young Planners participated in their own interactive design charrette, planning for residential and non-residential uses on the housing site, including streets and infrastructure, housing, non-residential space, green space, trails, recreation space, and other site amenities.

In April 2023, the Young Planners previewed the housing site plan and provided feedback on design elements their perspective. This interactive exercise had the Young Planners drawing and writing down various design elements that they would like to see included with the redevelopment to create a new sense of place.



Site Tour / Visioning





