

CHOICE Neighborhood  
Planning Grant  
Eastport Terrace/Harbour House

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**NEIGHBORHOOD PLANNING  
DISCUSSION**

# City Assets

## COLLEGES AND SCHOOLS

- 1 United States Naval Academy
- 2 St. John's College
- 3 Eastport Elementary School
- 4 Wiley H. Bates Middle School
- 5 Annapolis Middle School
- 6 Tyler Heights Elementary School
- 7 Annapolis High School

## HEALTHCARE SERVICES

- 8 Anne Arundel Medical Center

## COMMERCIAL CENTERS




- 9 Annapolis City Dock
- 10 Westfield Annapolis Mall
- 11 Annapolis Town Center
- 12 Safeway Grocery Store
- 13 Giant Grocery Store

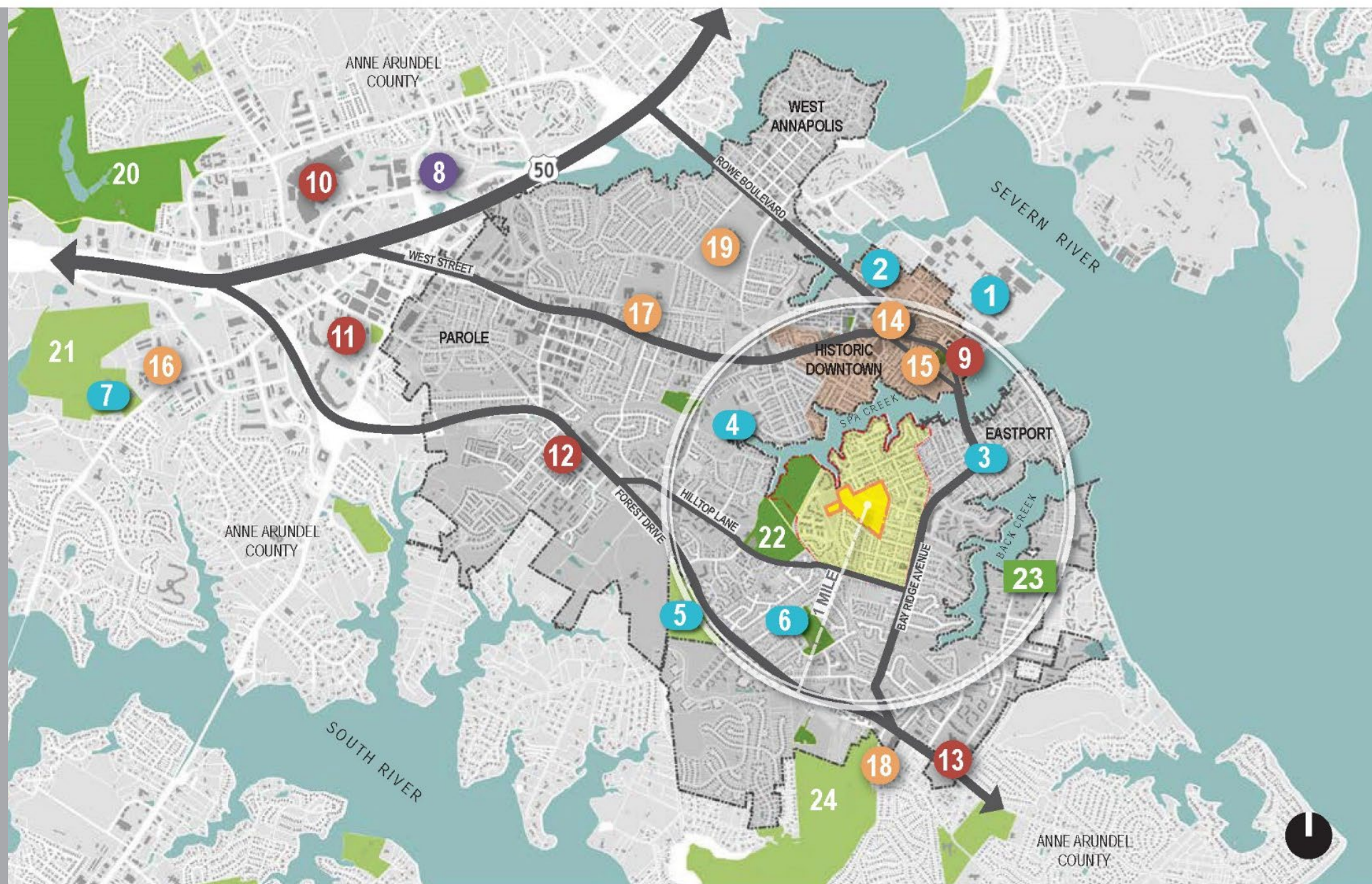
## GOVERNMENT AND CIVIC CENTERS

- 14 Maryland State House and Legislative Complex
- 15 Annapolis City Hall
- 16 Anne Arundel County Government Complex
- 17 Michael E. Busch Annapolis Library
- 18 Eastport-Annapolis Neck Library
- 19 Navy Marine Corps Memorial Stadium

## PARKS AND RECREATION

- 20 Waterworks Park (City of Annapolis)
- 21 Broad Creek Park (Anne Arundel County)
- 22 Truxtun Park (City of Annapolis)
- 23 Ellen Moyer Nature Park (City of Annapolis)
- 24 Quiet Waters Park (Anne Arundel County)

-  City of Annapolis Boundary
-  CNI Neighborhood Boundary
-  Eastport Terrace and Harbour House Site



# City Assets



Annapolis Waterfront and Capitol Dome



Banneker-Douglass Museum



Historic Streets



US Naval Academy

# Neighborhood Assets

## SCHOOLS

- 1 Eastport Elementary School
- 2 Wiley H. Bates Middle School
- 3 Annapolis Middle School
- 4 Tyler Heights Elementary School

## COMMERCIAL CENTERS

- 5 Eastport Shopping Center (PNC Bank, Diehl's Market, Rite Aid Pharmacy)

## GOVERNMENT AND CIVIC CENTERS

- 6 Eastport Fire Department
- 7 U.S. Post Office
- 8 Housing Authority of City of Annapolis

## PARKS AND RECREATION

- 9 Pip Moyer Recreation Center
- 10 Kenneth Dunn Municipal Pool
- 11 Truxtun Park Boat Ramp
- 12 Hawkins Cove Community Open Space (Active Project)
- 13 St. Luke's Nature Park

- Bicycle Facilities
- Bus Routes

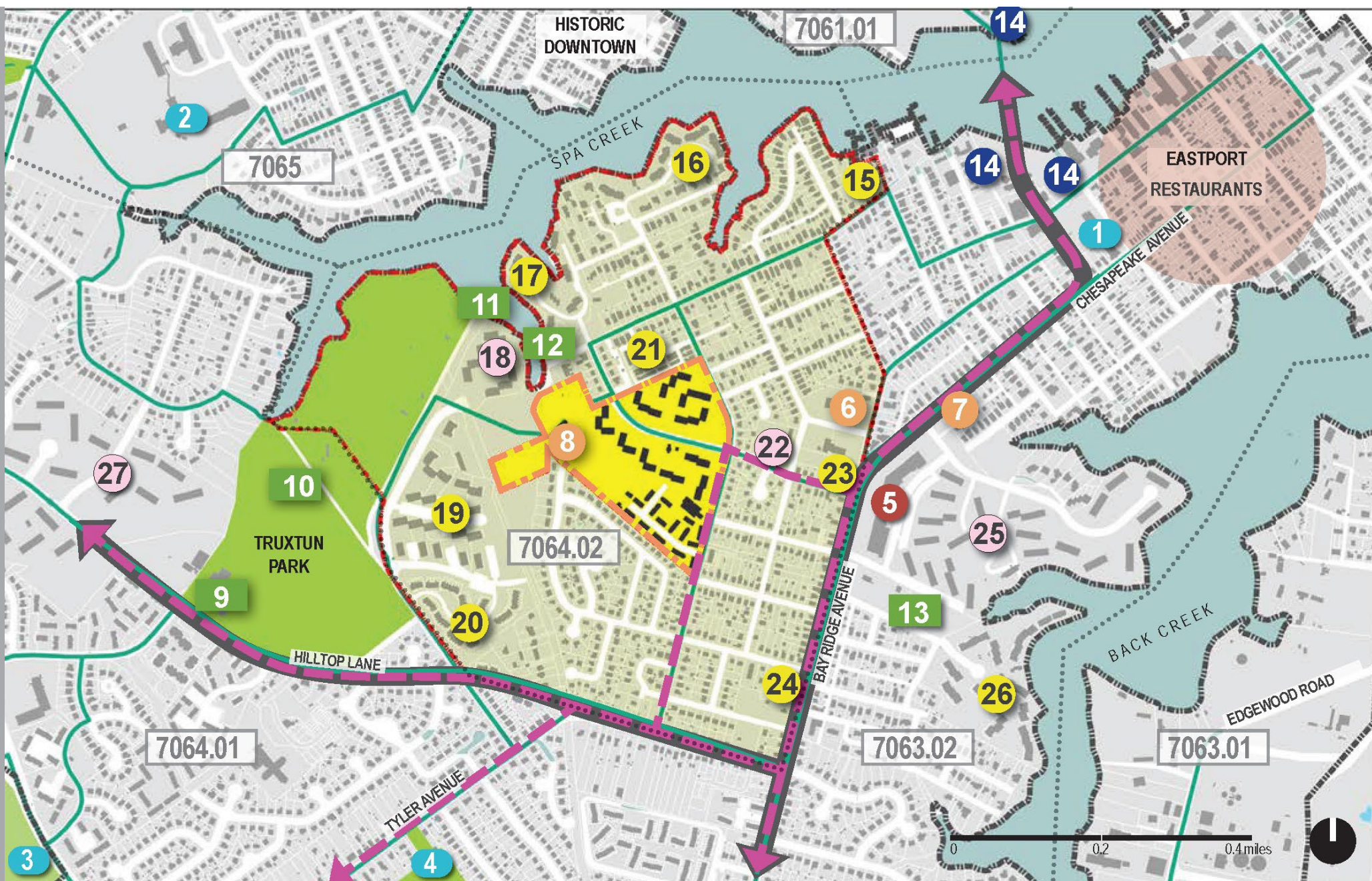
## YACHT CLUBS

- 14 Annapolis Yacht Club Facilities

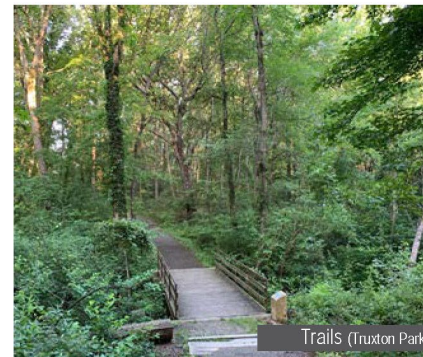
## RESIDENTIAL COMMUNITIES

- 15 South Annapolis Yacht Center (Under-Construction Luxury)
- 16 President Point Condominiums
- 17 Shearwater Condominiums
- 18 Spa Cove Apartments (Market Affordable)
- 19 Spa Cove Condominiums
- 20 August Woods
- 21 Boucher Place (Recently Built Market Rate)
- 22 Madison Apartments (Market Affordable)
- 23 934 Bay Ridge Avenue Condominiums
- 24 Cadia Healthcare of Annapolis (Assisted Living)
- 25 Watergate Apartments (Market Affordable)
- 26 Severn House Condominiums
- 27 Admiral Farragut (Market Affordable)

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



# Neighborhood Assets



# Neighborhood Assets



Eastport Shopping Center (Bay Ridge Avenue)



Diehl's Market (Eastport Shopping Center)



PNC Bank (Bay Ridge Avenue)

# Neighborhood Assets



Pip Moyer Recreation Center (Truxton Park)



Hawkins Cove (current project to improve public water access)



Portside Mart (Monroe Street)



Eastport Elementary School (Fundraising campaign)



U.S. Post Office (Chesapeake Avenue)



Eastport Fire Station (Bay Ridge Avenue)



St. Luke's Nature Park (Bay Ridge Avenue)

# Comprehensive Plan Guiding Principles



*How can we ensure that all Annapolitans have equitable access to public amenities and economic opportunities?*

## ***THRIVING CITY***

1. Housing Affordability
2. Improved Health Outcomes
3. Enhanced Neighborhood Character
4. Inclusive Economic Growth
5. Compact and Connected Development



*How can we ensure that our health is improved by our surrounding environment ?*

## ***FUNCTIONAL CITY***

1. Bicycle and Pedestrian Connectivity
2. Improved Access to Community Services
3. Public realm Designed for Safety and Comfort
4. Equitable Access to the Waterfront
5. Robust creative economy



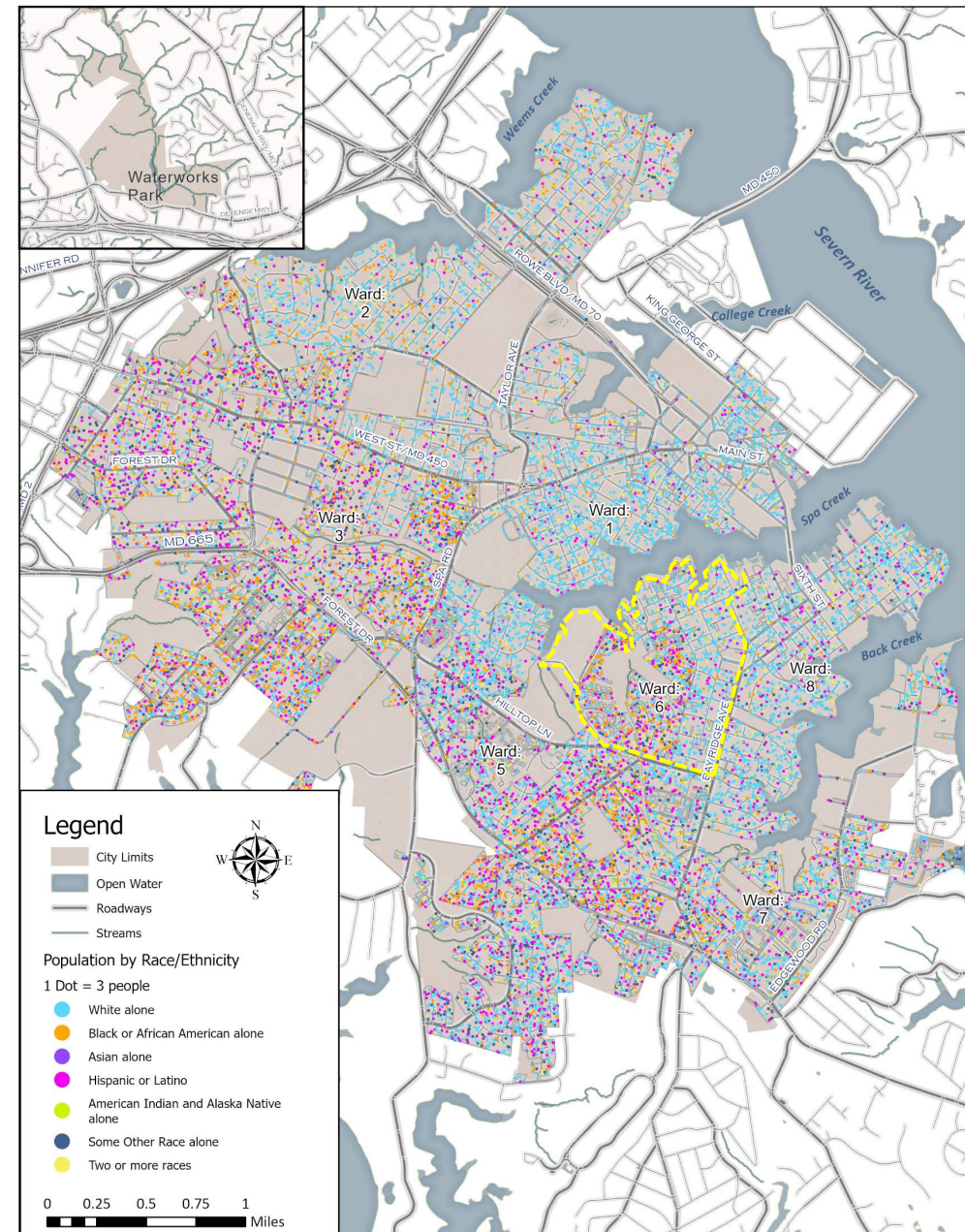
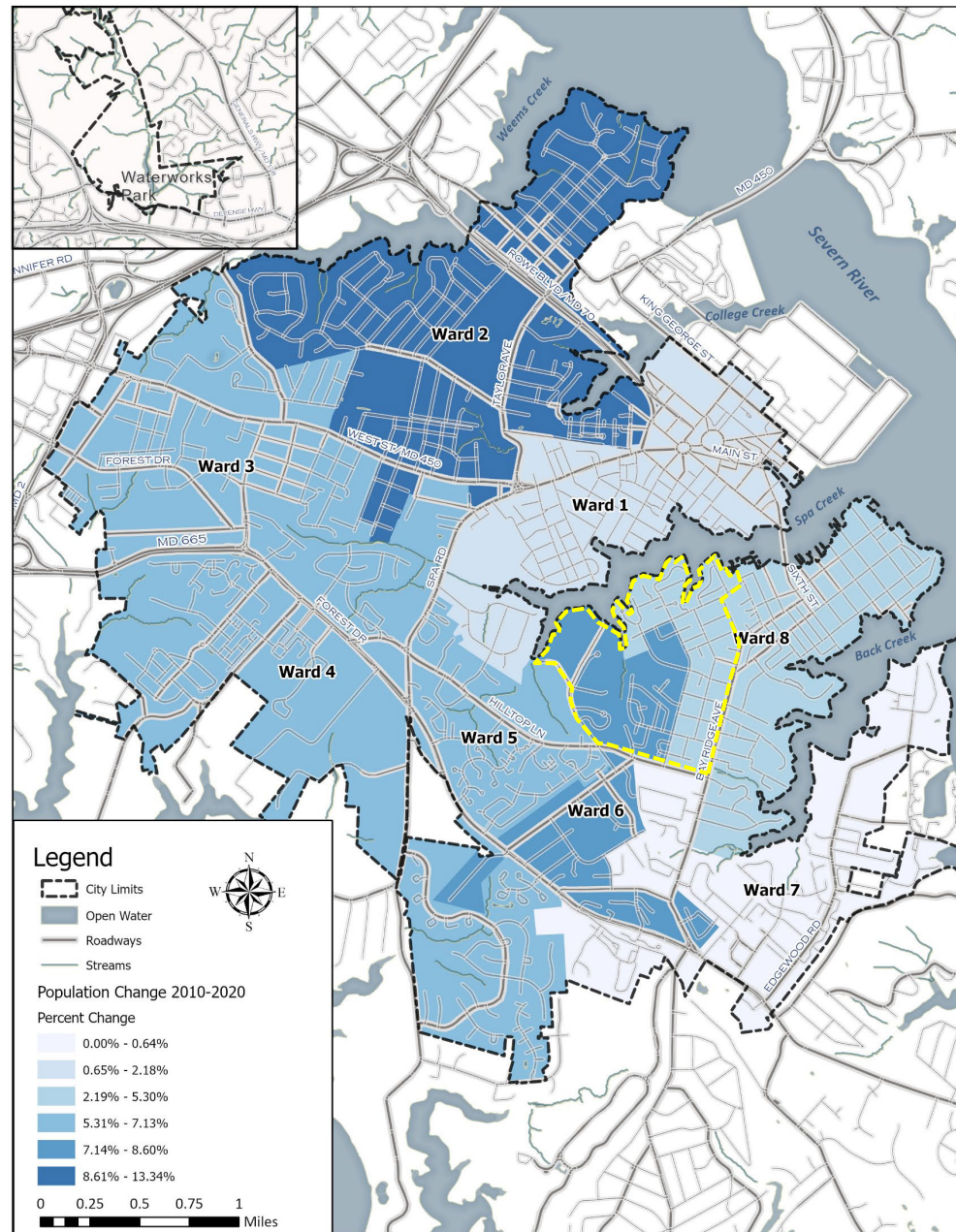
*How can we better prepare for, respond to, and adapt to more frequent turbulent events?*

## ***ADAPTIVE CITY***

1. Minimized carbon footprint
2. Improved water quality
3. Mitigated and Adapted to Increased Flooding
4. Mitigated and Adapted to Changing Temperatures
5. Preserved and Restored Environmental Assets

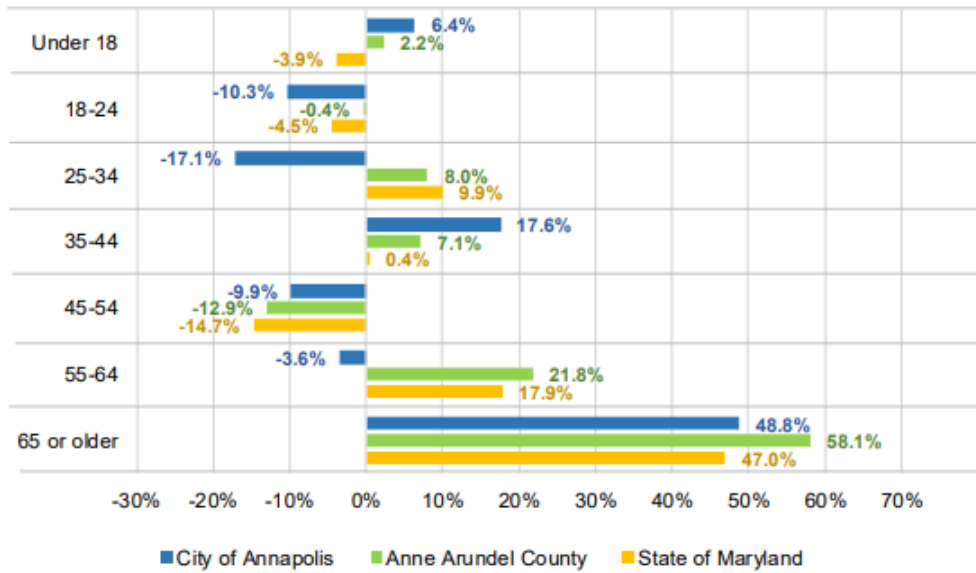


# Population Trends



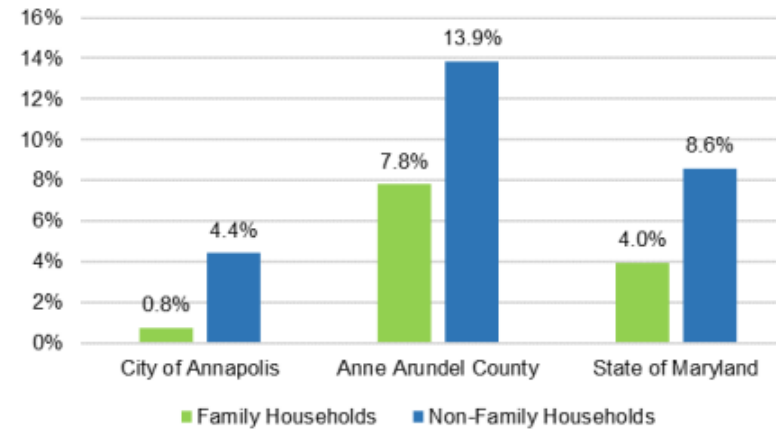
# Population Trends

**Figure 6: Change in Population by Age Group, 2010 and 2021**



Sources: U.S. Census Bureau via ESRI Business Analyst, 2021; BAE, 2021

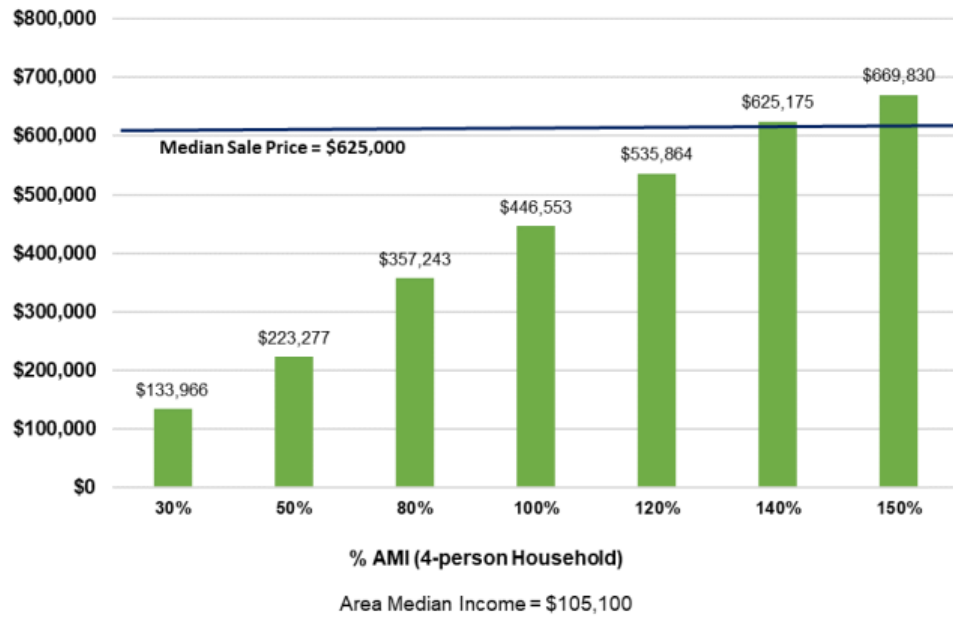
**Figure 4: Percent Change in Number of Households by Household Composition, 2010 and 2021**



Sources: U.S. Census Bureau via ESRI Business Analyst, 2021; BAE, 2021

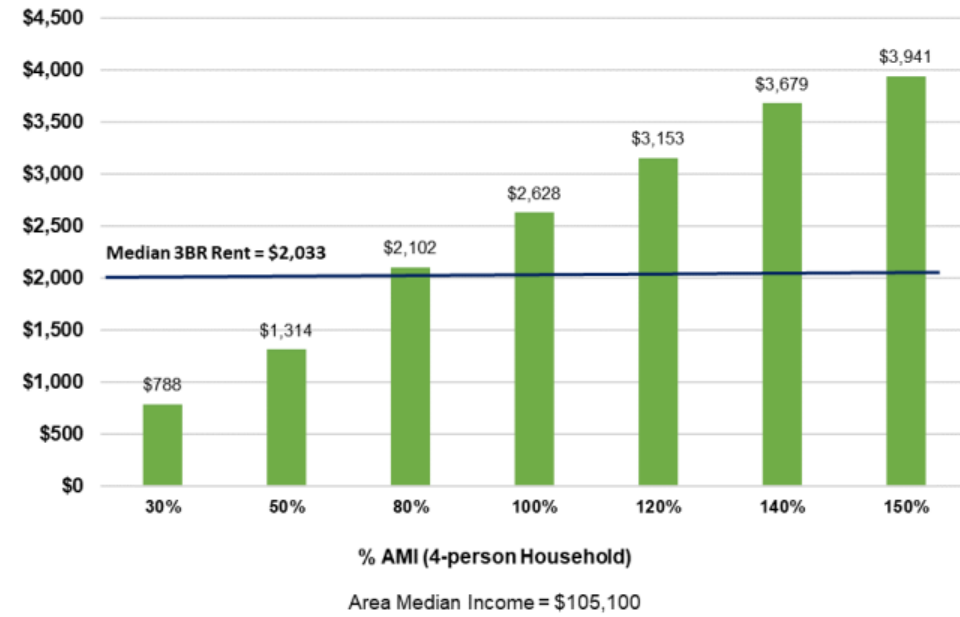
# Housing Trends

Figure 17: Maximum Affordable Sale Price by AMI (4-person Households)



Source: Redfin, 2021; BAE, 2021.

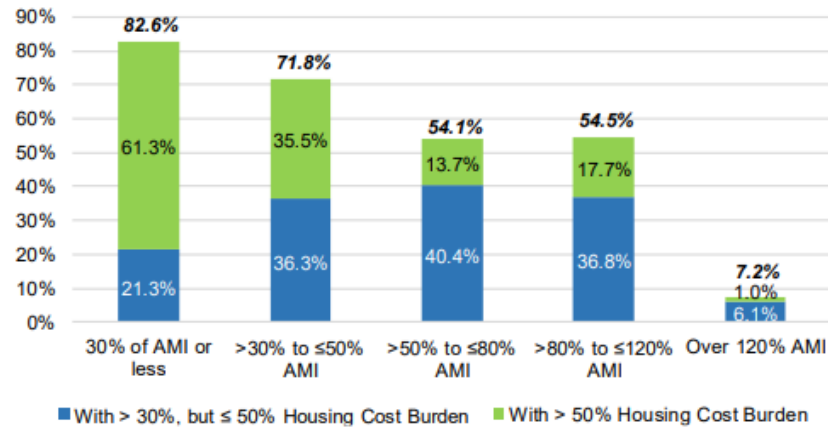
Figure 18: Maximum Affordable Rents by AMI (4-person Households)



Source: Redfin, 2021; BAE, 2021.

# Housing Trends

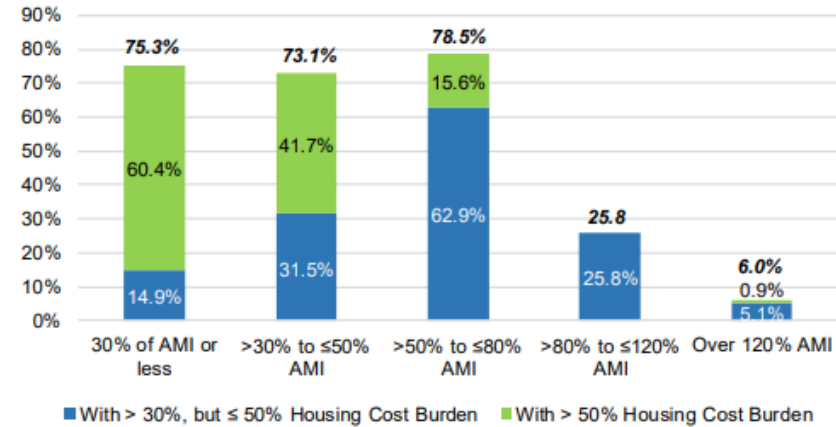
**Figure 15: Cost-Burdened Owner Households in Annapolis by AMI Level, 2013 – 2017 Five-Year Sample Data**



Note:  
AMI Levels are HAMFI Levels (HUD Area Median Family Income), the metric used in HUD CHAS data sets.

Sources: U.S. Department of Housing and Urban Development, CHAS, 2013-2017 five-year sample period; BAE, 2021.

**Figure 16: Cost-Burdened Renter Households in Annapolis by AMI Level, 2013 – 2017 Five-Year Data**

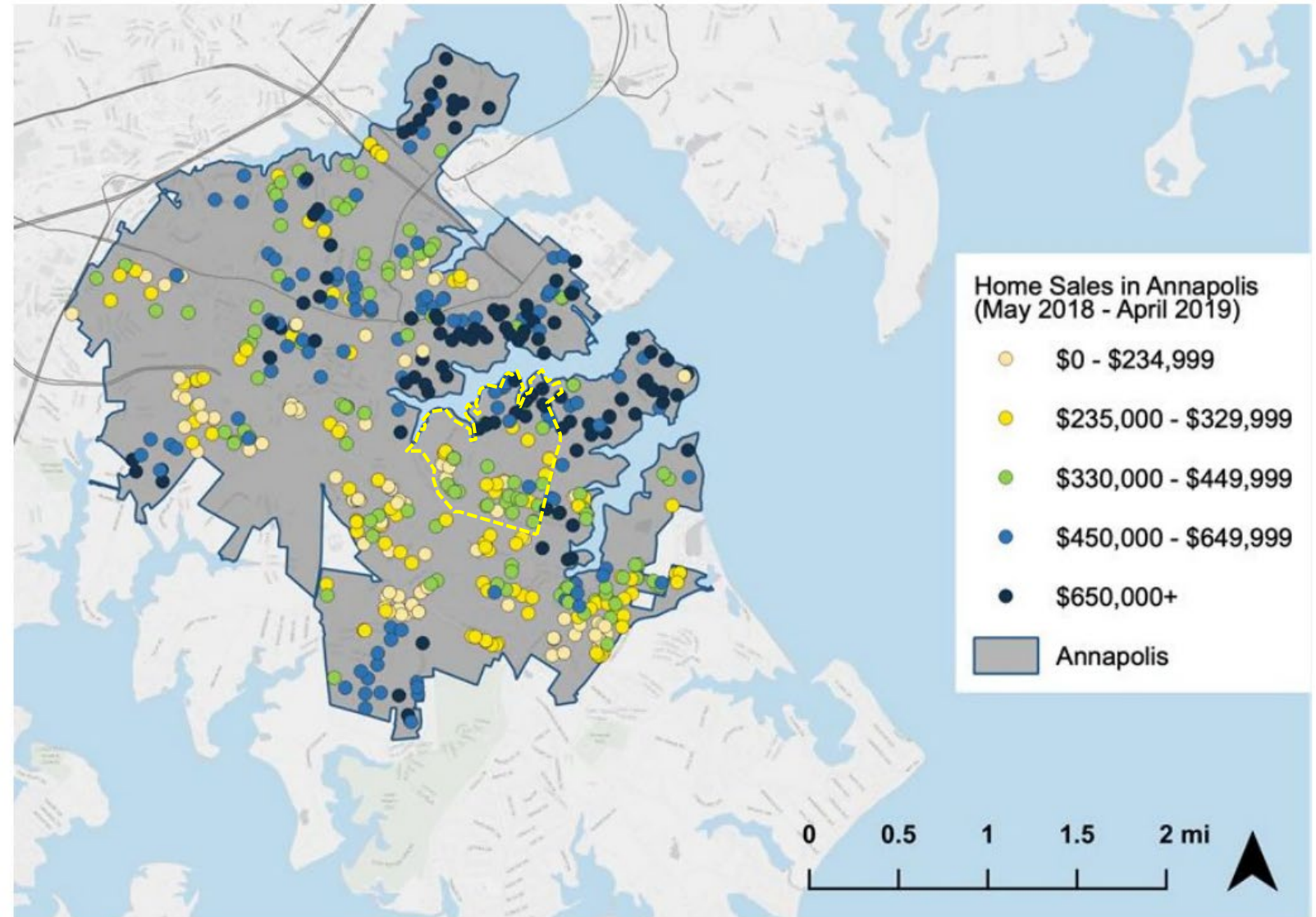


Note:  
AMI Levels are HAMFI Levels (HUD Area Median Family Income), the metric used in HUD CHAS data sets.

Sources: U.S. Department of Housing and Urban Development, CHAS, 2013-2017 five-year sample period; BAE, 2021.

# Housing Trends

Figure 36: Home Sales in Annapolis, April 2018 – March 2019

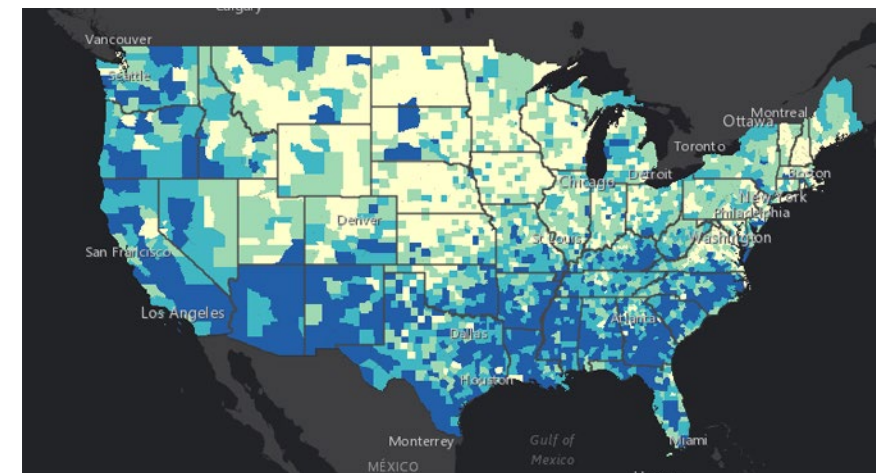
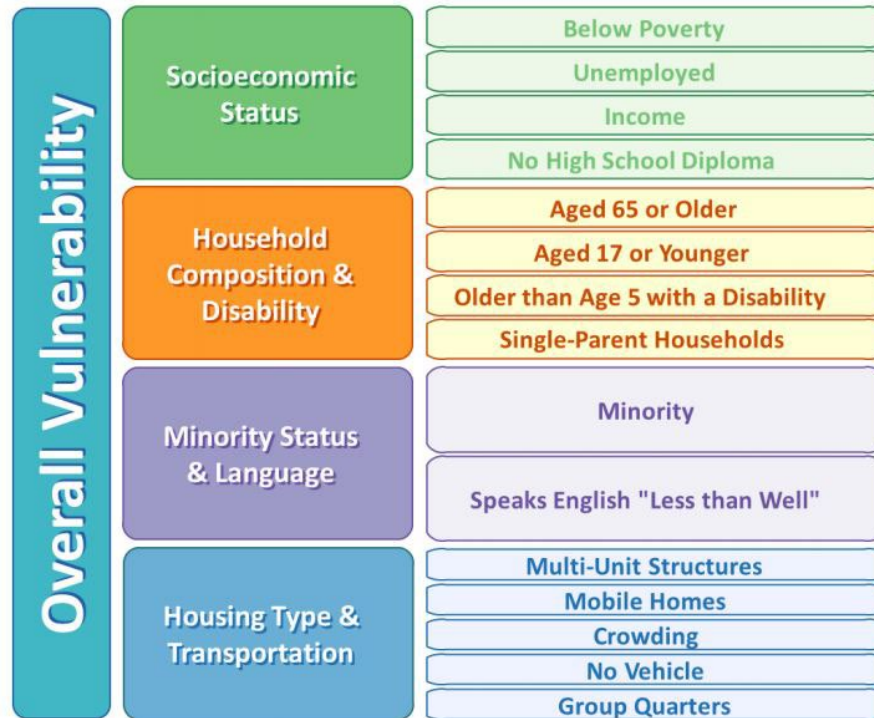
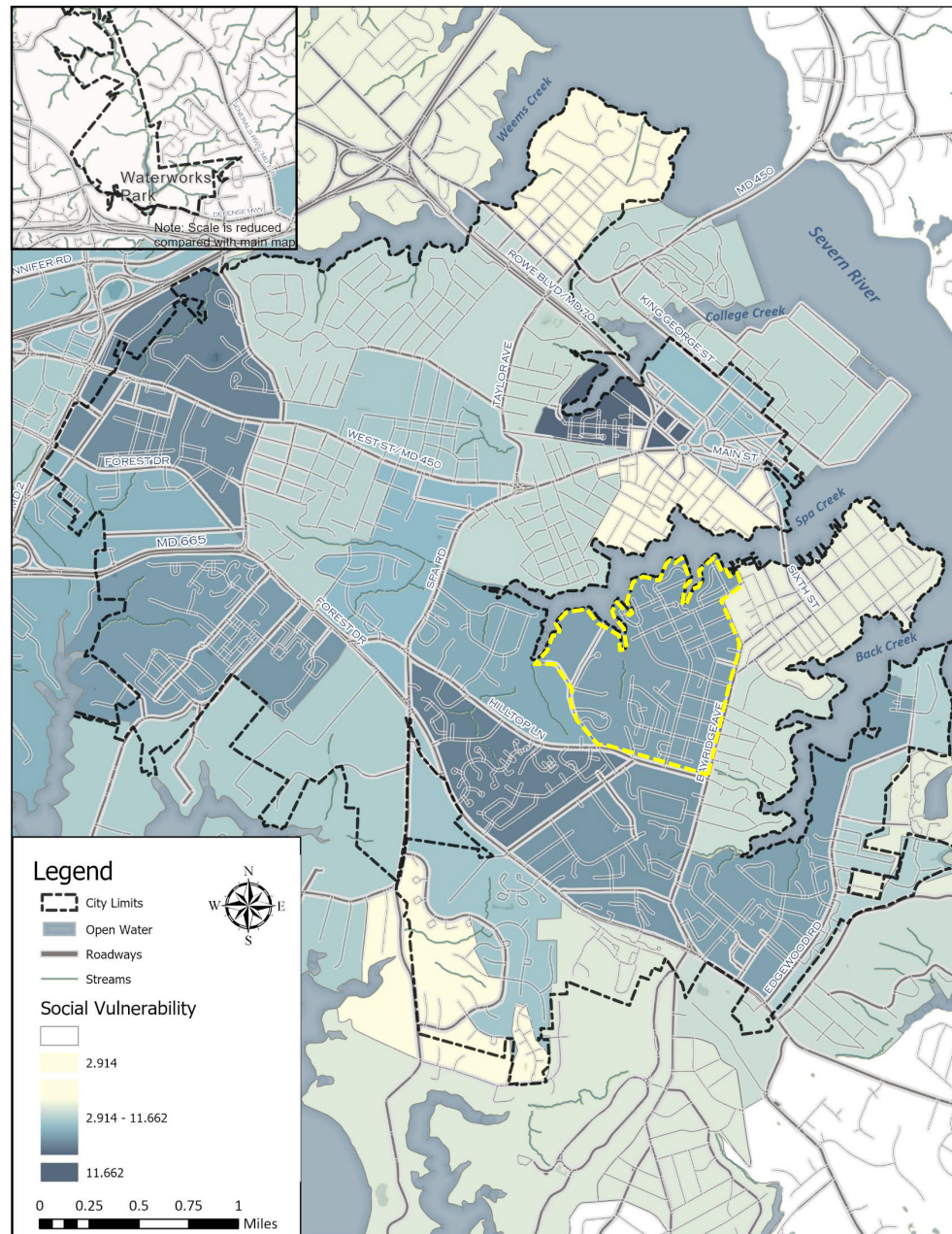


Sources: Corelogic/ListSource via DQNews; ArcGIS Pro; U.S. Census Bureau; BAE, 2019.

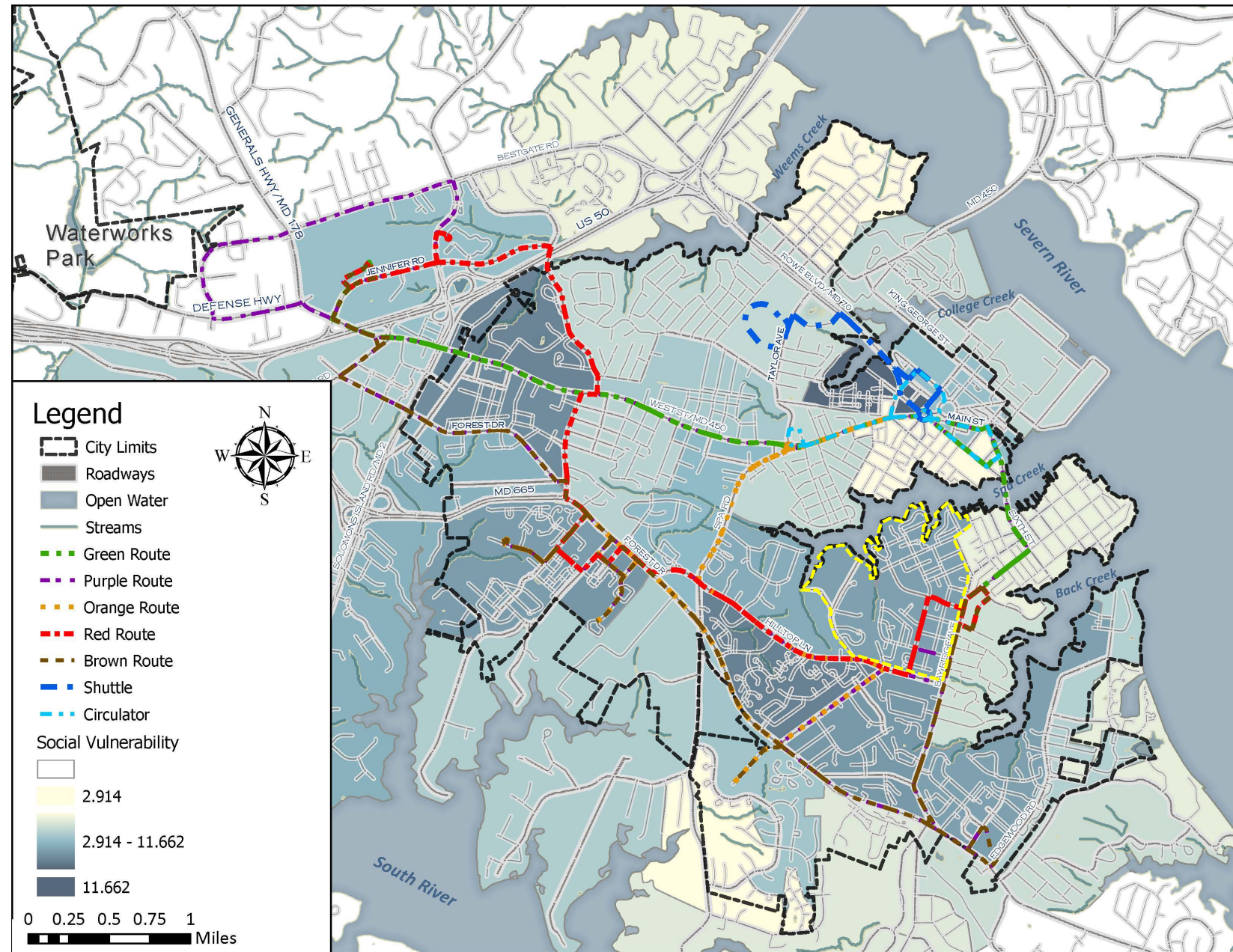
# Social Vulnerability

## What is Social Vulnerability?

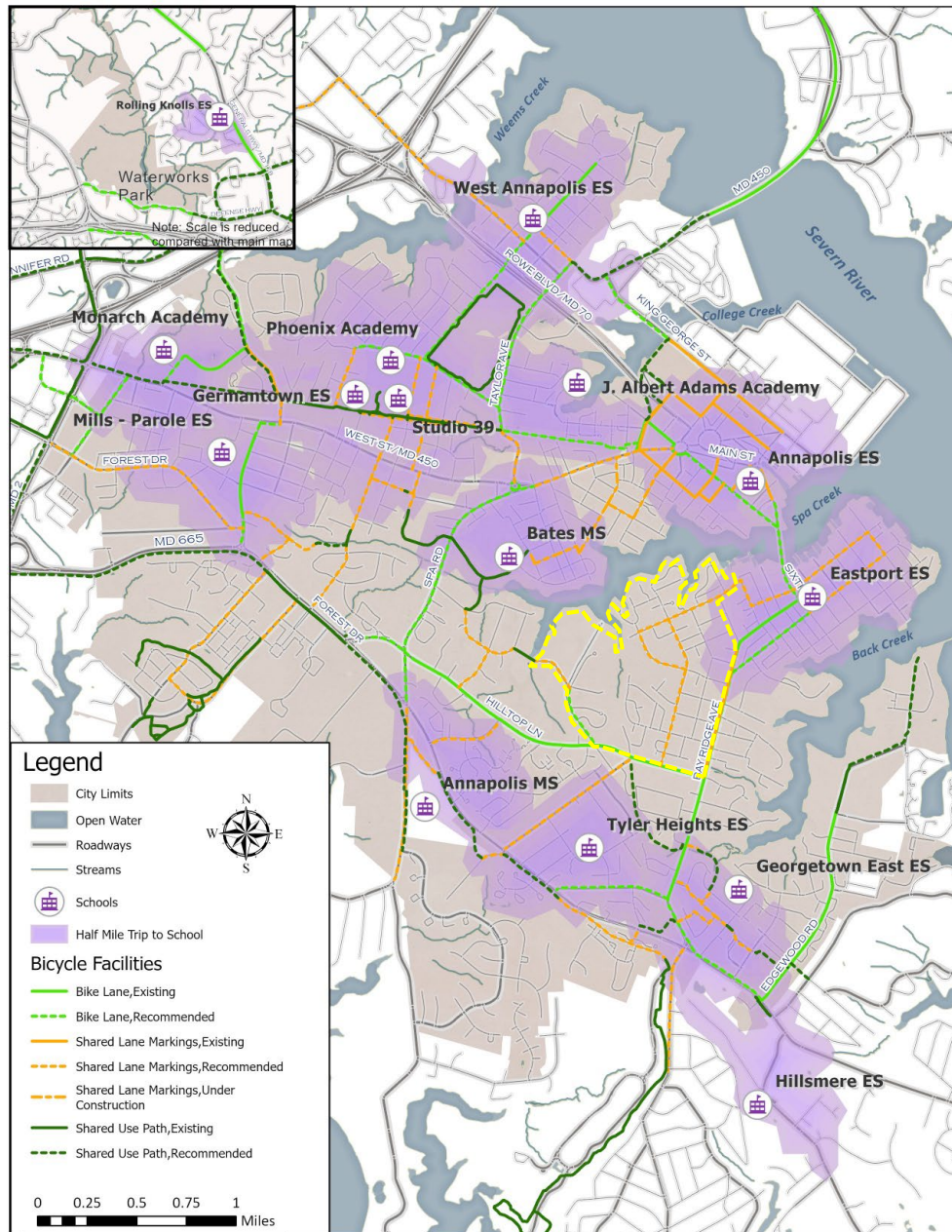
“Every community must prepare for and respond to hazardous events, whether a natural disaster like a tornado or a disease outbreak, or an anthropogenic event such as a harmful chemical spill. The degree to which a community exhibits certain social conditions, including high poverty, low percentage of vehicle access, or crowded households, may affect that community’s ability to prevent human suffering and financial loss in the event of disaster. These factors describe a community’s social vulnerability.”



# Transit Equity

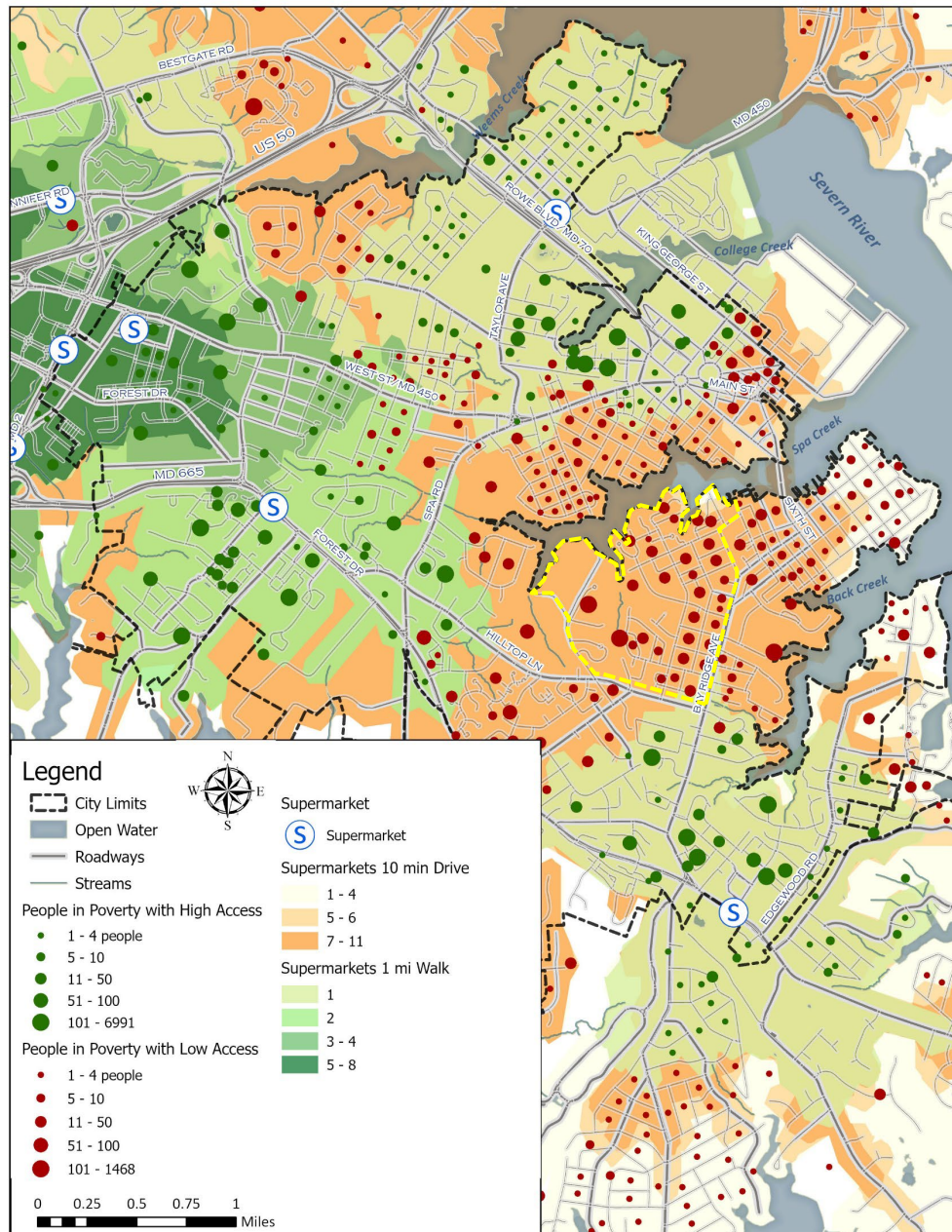


# Bike and Pedestrian Mobility





# Food Access



# NEIGHBORHOOD VISION

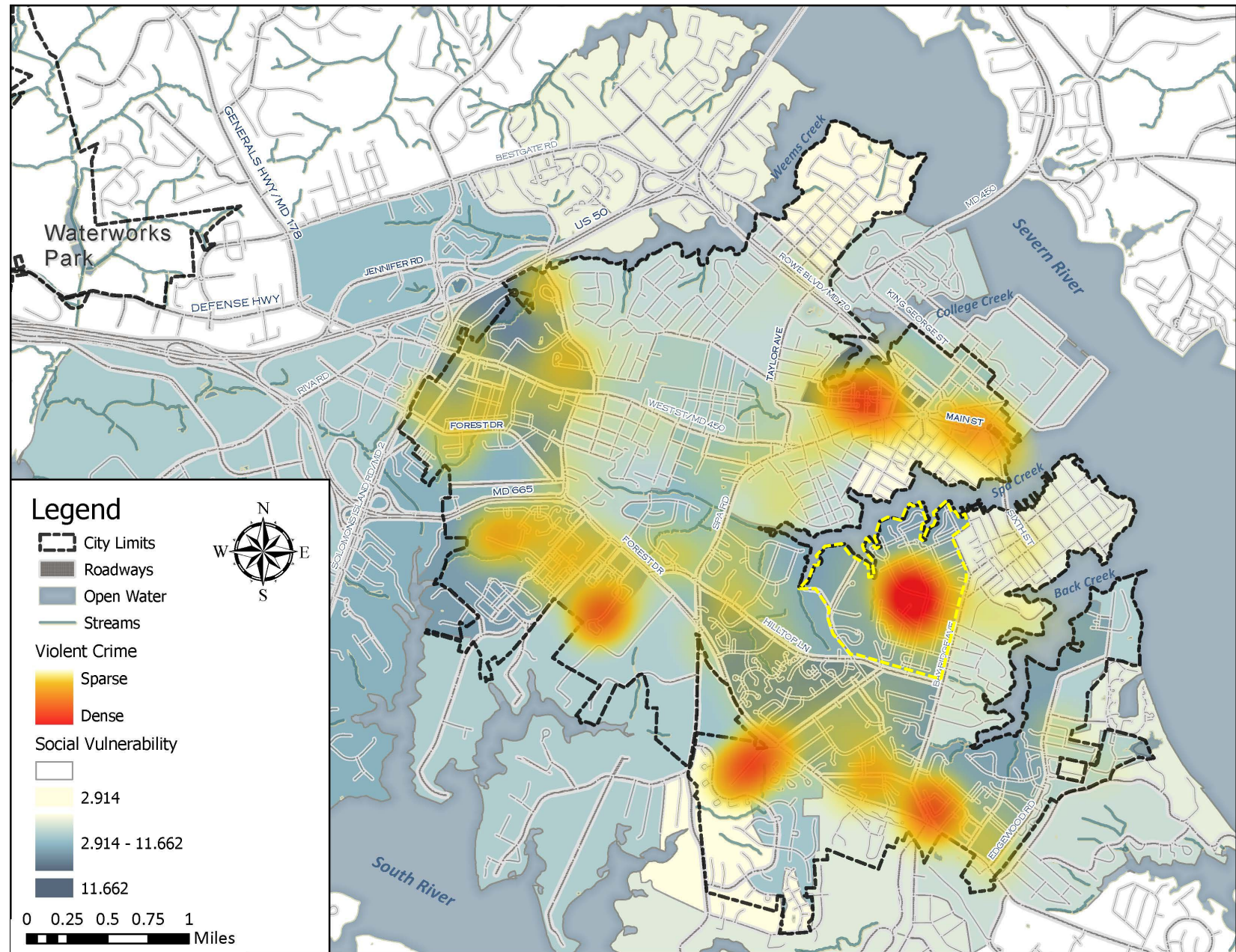


# PUBLIC SAFETY

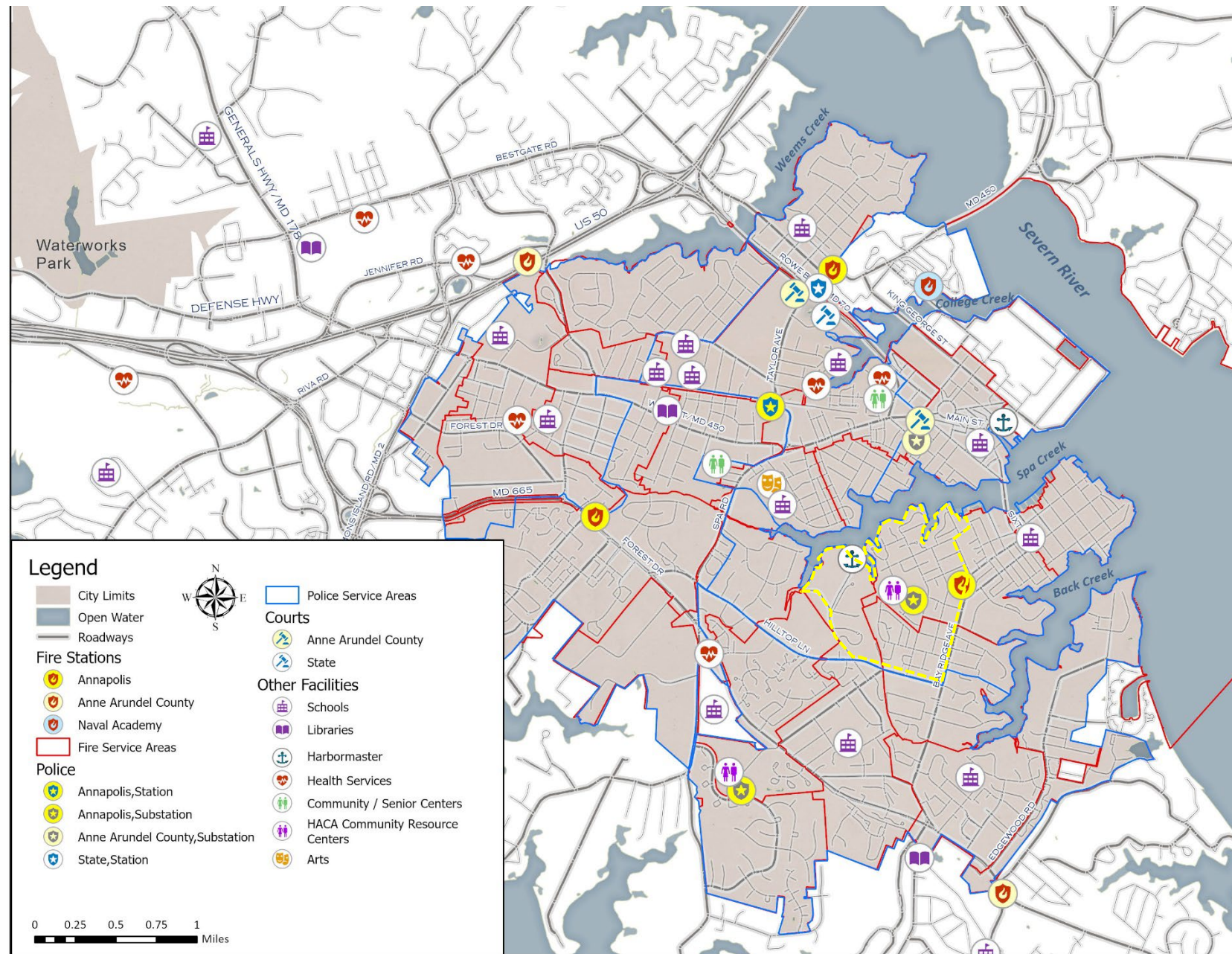
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# Public Safety



# Public Services



# Public Services



# RECREATION & PARKS



2

7065

SPA CREEK

16

15

14

14

EASTPORT RESTAURANTS

1

CHESAPEAKE AVENUE

11

17

18

12

21

6

7

27

10

TRUXTUN PARK

19

8

22

23

5

25

9

7064.02

20

13

BACK CREEK

HILLTOP LANE

24

BAY RIDGE AVENUE

26

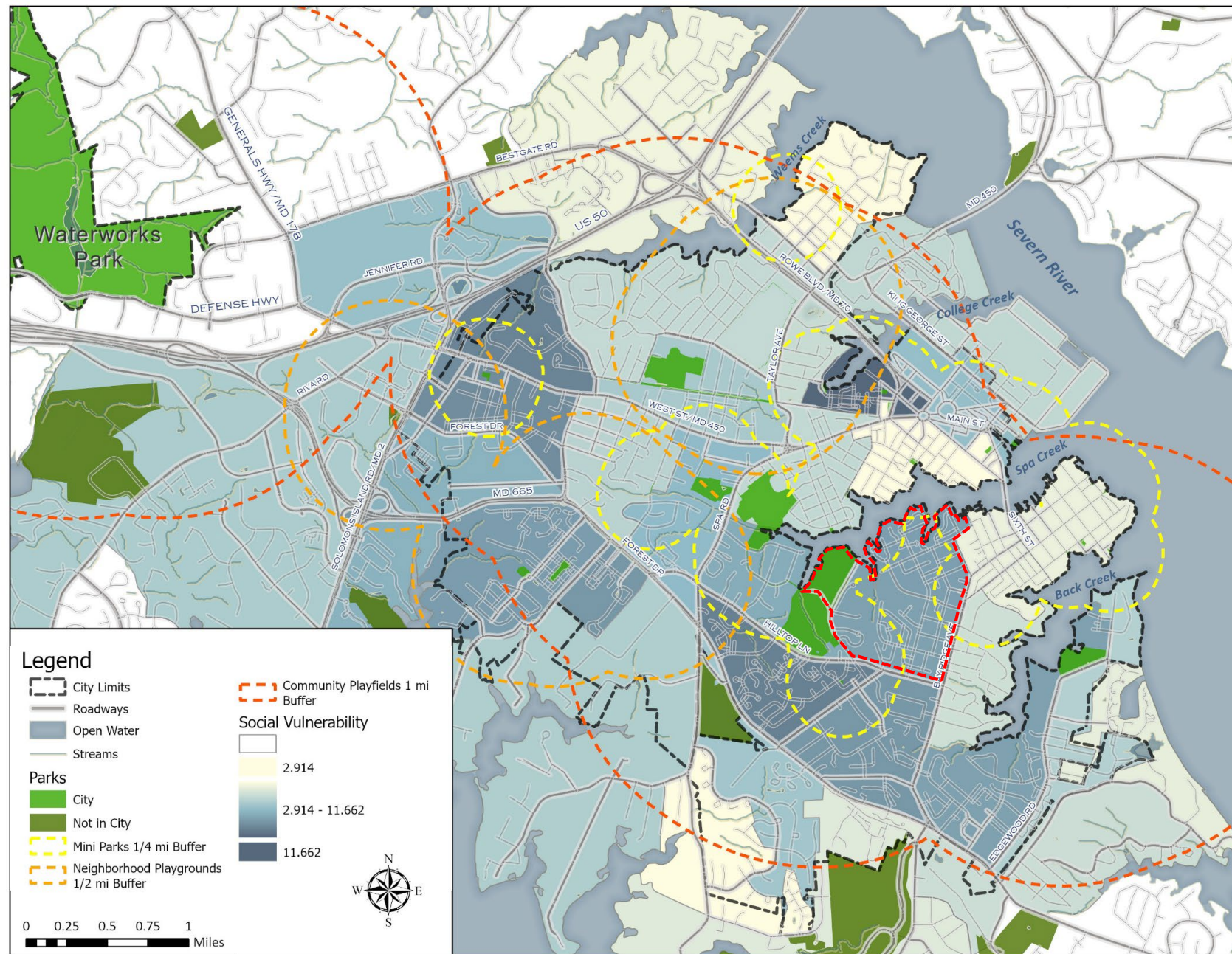
EDGEWOOD ROAD

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7063.02

7063.01

# Park Equity

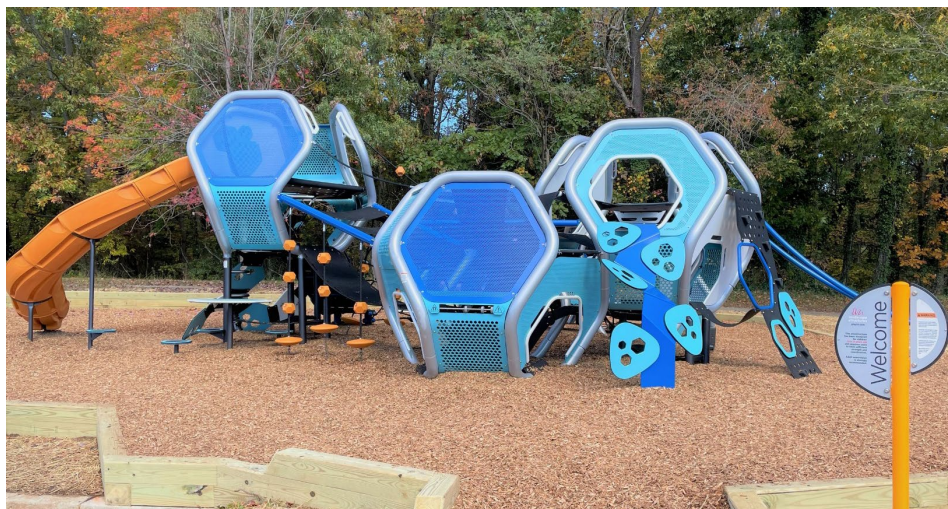




# HACA Partnership Programs



# Truxtun Park Investments



# ECONOMIC DEVELOPMENT



# Access to Economic Opportunity

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## Workforce Participation Opportunities

- Hiring & Skill Needs Projections
- Workforce Development Training
- Job Fairs
- Pipeline to Construction Jobs

## Construction Participation Opportunities

- Prime & Subcontractors
- Design/Architecture/Engineering
- Administrative & Professional

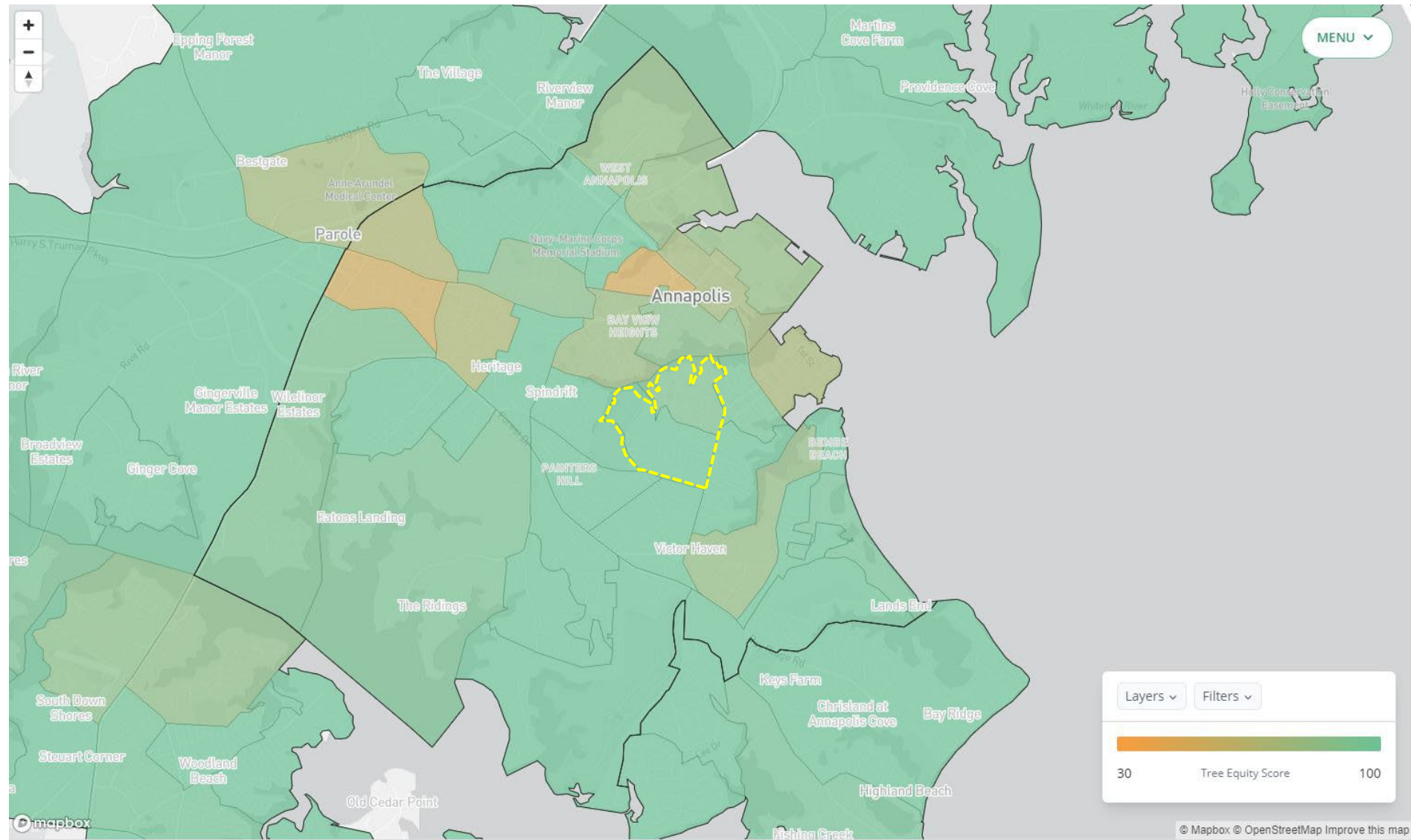
## Retail Participation Opportunities

- Entrepreneurship Education & Programming
- Walkable Retail Jobs

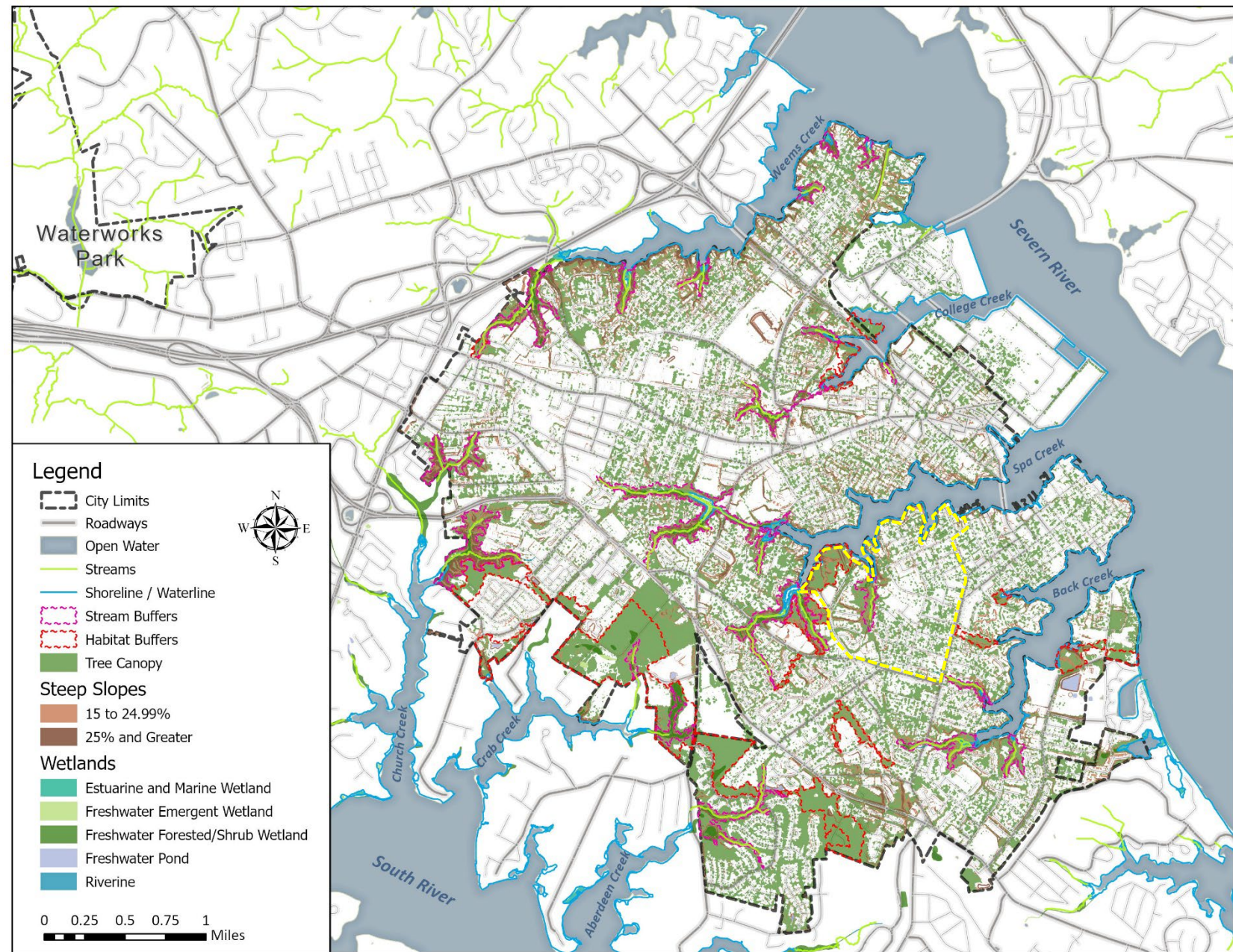
# ENVIRONMENTAL CONTEXT



# Tree Canopy



# Environmental Context



# Doing While Planning: Hawkins Cove



1. Hawkins Cove
2. HACA Offices
3. Eastport Terrace
4. Harbor House
5. Truxtun Park Boat Ramp
6. Truxtun Park Skate Park
7. Truxtun Park Trails
8. Truxtun Park Pool
9. Truxtun Park Tennis and Pickle Ball Courts
10. Pip Moyer Recreation Center



# Doing While Planning: Hawkins Cove



# Doing While Planning: Hawkins Cove



## HAWKINS COVE LIVING SHORELINE CONCEPT DESIGN

ANNAPOLIS, MD

