

- ▶ Parking should be located in structures or underground to allow the most efficient use of space for commercial activity.
- ▶ The Transportation chapter of this Plan recommends an engineering feasibility study to address the goals of alleviating peak period traffic congestion, handling Route 50 overflow traffic, improving transit efficiency, and enhancing access to and circulation within West Annapolis.

Bay Ridge Opportunity Area

The Bay Ridge Opportunity Area encompasses the south side of Bay Ridge Road between Hillsmere Drive and the city's eastern boundary. The purpose of designating the Bay Ridge Opportunity Area is to:

- ▶ Acknowledge the development potential of this area and articulate the desired future character;
- ▶ Acknowledge that the opportunity area is part of an already existent commercial center utilized by the communities on this portion of the Annapolis Neck peninsula that could provide for more of the community's commercial needs;
- ▶ Acknowledge that this stretch of Bay Ridge Road is a busy, 4-lane street that effectively divides the south side of the street from the north and presents challenges for implementing bicycle and pedestrian and bicycle features;
- ▶ Set the stage for more detailed area planning that allows more stakeholder input and more thorough consideration of issues important to the area's circulation and character.



Figure 3-8 Bay Ridge Opportunity Area Map

Recommendations for the Bay Ridge Opportunity Area are:

- ▶ The area shown in Figure 3-8 should transition over time to the Urban Center Low character. The focus will be on retail and office uses, although some residential development should be included.
- ▶ Permanent open space should be preserved as part of new development. In particular, a green space buffer is recommended between new development and the residential area to the south and this should be implemented through the site design review process.
- ▶ Extend Edgewood Road and Georgetown Road south across Bay Ridge Road, and connect them within the opportunity area. These road connections should allow circulation and access within the opportunity area and onto adjacent streets. A pedestrian and bicycle connection to Old Annapolis Neck Road is recommended, possibly utilizing an existing right of way corridor.
- ▶ Features to create an attractive urban activity center that is transit, bike, and pedestrian- friendly should be implemented, including consistent streetscape treatments and comfortable sidewalks.

Forest Drive Opportunity Area

The proposal for the Forest Drive Opportunity Area should involve an integrated and coordinated mixed use development that prioritizes maximum land conservation. Much of the Opportunity Area is proposed to maintain its natural and forested character. Approximately 75 acres of the 180-acre Katherine Property, which is in this Opportunity Area, will be preserved by a conservation easement required as part of the annexation of this property. Development of the Katherine Property is also subject to a Master Plan to be reviewed and approved by the City, also a requirement of its annexation approval.

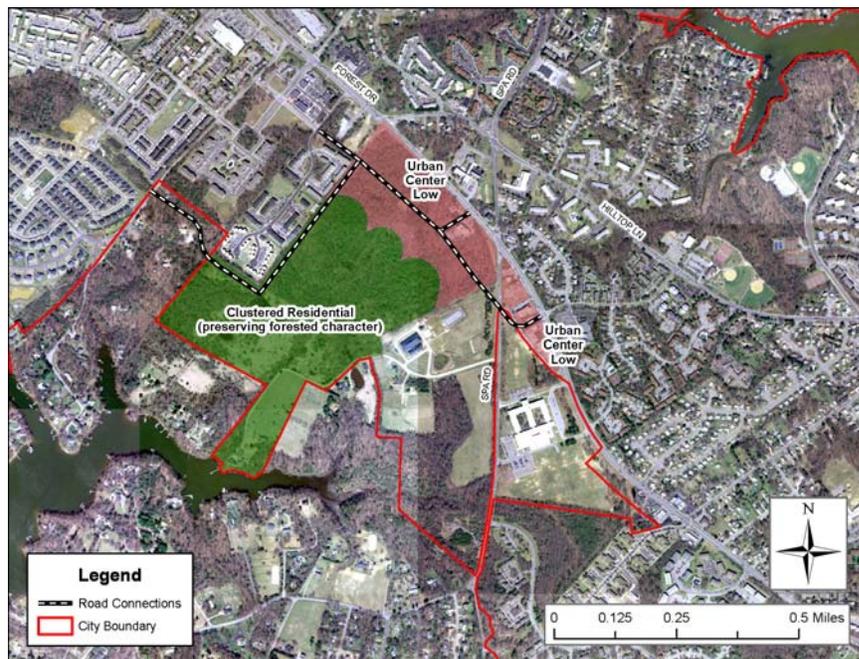


Figure 3-9 Forest Drive Opportunity Area Map

Annapolis Comprehensive Plan
Chapter 3 - Land Use and Economic Development

There are three goals for development within the Forest Drive Opportunity area as a whole. These goals should be incorporated into the Master Plan for the Katherine Property. The three goals are:

- ▶ The more intense development should be closest to Forest Drive. The area closest to Forest Drive is recommended for an Urban Center Low land use character. To preserve the natural character of the remainder of the area, clustered residential development with extensive open space requirements is recommended. Residential clusters could be sufficiently intense to allow for housing that could be served efficiently with public transit and other City services, while maintaining the natural areas.
- ▶ A mix of uses is recommended for new development. Incorporating employment uses is an important part of this recommendation.
- ▶ Connections to adjacent areas should be incorporated. Road connections should be made so as to contribute to relief from traffic congestion on Forest Drive and increase connectivity to adjacent areas. Gemini Drive, for example, should be extended across Forest Drive and should then run parallel to Forest Drive and provide inter-parcel connections and redundancy in the street network. The conceptual alignment of the Forest Drive Relief Road (see Ch. 4 - *Transportation*) could also connect to Forest Drive within the Forest Drive Opportunity Area.

The Forest Drive Opportunity Area has two particularly unique characteristics – substantial acreage and unified ownership. These factors combine to provide an excellent opportunity to fulfill many of the objectives of the Comprehensive Plan. The development approved in this Opportunity Area should be aimed at creating a mixed-use neighborhood with retail and offices uses; providing a variety of housing opportunities; helping to address the traffic concerns in the area; and setting forth a model for sustainable development.