

## East Street Corridor Small Area Plan Public Meeting

March 9, 2016

### Public Comments from Breakout Sessions

The public meeting included a brief presentation from the Planning Department describing the study area, the desired outcome of the meeting and the timeline for the planning process as the project moves forward. Most importantly there were four stations manned by City staff where comments and suggestions were solicited from attendees. Below are the thoughts, ideas, comments and suggestions from property and business owners, residents and other interested parties. Comments were obtained from all stations and then listed under the category where they were most relevant.

#### **Breakout Station #1 Transportation/Infrastructure**

- E. Church Street – improve sidewalks, traffic calming at 2<sup>nd</sup> Street
- Carroll Creek Park crossing at East should be improved, consider elevating bridge so trail can go underneath as original design intended
- Add right turn only lane at northbound East St. at E. Patrick Street
- Add signage to identify one-way streets (E. 2<sup>nd</sup> St./East St.)
- Install brick sidewalks north to 9<sup>th</sup> St.
- Bike lockers needed at MARC station
- Prohibit right turn on red from northbound East St. onto 4<sup>th</sup> and 5<sup>th</sup> St.
- Participate in Red Line Extension Study
- Acquire property (homes) in order to make street connections into adjacent properties
- Identify Brickworks site as a transit node and make it initial location for a downtown circulator

#### **Breakout Station #2 Opportunity Sites/Gateways**

- Rowe Blvd. in Annapolis a good example for road design
- Need more rooftops (housing) in the study area
- Bury overhead utility lines where appropriate
- East Street as a whole is a gateway, create design guidelines to improve appearance
- McHenry's site should be added to Carroll Creek Linear Park
- Recognize large industrial parcels are attractive as sites for redevelopment but no industrial land to relocate to
- Concern about new residential development adjacent to existing long-term industrial uses

- Create incentives to make relocation of uses feasible
- Designate official “truck route” and enforce the prohibition of trucks on side streets
- Incorporate public art along the corridor
- Take advantage of small “forgotten” spaces and make them into pocket parks
- Brick wall of Post Office at East and Patrick not inviting
- Remove rail tracks on 5<sup>th</sup> Street
- Northern end of East Street needs beautification – street trees and other amenities
- Require new buildings to be built close to street to create a “street edge”
- Portion of East Street from I-70 to South Street poorly maintained (weeds, trash, no street lights)
- Several areas where being a pedestrian is dangerous (sidewalks needed throughout)
- Vacant triangular property between E. Church and E. 2<sup>nd</sup> Street could be a park or a significant building site

### **Breakout Station #3 Residential Compatibility and Design**

- Identify a location for a community garden
- East Church and East 5<sup>th</sup> Street need to be made pedestrian friendly
- Preserve existing historic resources
- The streetscape needs to improve through much of the corridor
- There is a slow evolution toward mixed-used development in the corridor but must remain flexible
- Enhance cohesion among Industrial and Residential uses through public investment in right-of-way improvements
- Extend the bike trail to Monocacy Blvd.
- Introduce new commercial users
- Intersections of East Street with 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> Streets needs to be enhanced for all users (pedestrians, cyclists, automobiles)
- Restore Wisner Street connection across Carroll Creek
- Identify a location and recruit a grocery store to the corridor
- Currently no readily available access for everyday convenience needs
- Encourage more affordable housing (townhouses/multi-family)
- Use public art to contribute to the streetscape
- Demand high-quality design
- Encourage non-corporate proprietors when possible
- Create environmental/sustainable incentives and/or requirements

## **Breakout Station #4 Business Interests and Concerns**

- Limited land in the City for industrial users
- Tax breaks/incentives (fee reductions) for existing businesses first
- Need more residents in the corridor to create a larger customer base for new and existing businesses
- Require/enhance buffers and other mitigating techniques between different land uses
- Examine parking and make sure there is enough for redevelopment projects
- Evolving business corridor, many old buildings have uses not originally intended (adaptive reuse)
- Easy access to transportation routes is a plus for the corridor
- Uncontrolled truck traffic can be a disincentive
- Existing businesses concerned about zoning changes and becoming non-conforming
- City needs to identify other areas in the City appropriate for heavy industry
- Create gathering spots for workers or residents; benches needed in Carroll Creek Park
- Encourage/allow food trucks to serve workers
- Complement Market Street but don't replicate it
- There needs to be an Entertainment Center in the corridor (perhaps the Creek)
- Engage new residents, find out what they want/need
- Foster a sense of community, stronger NAC participation
- Increase police presence
- Ensure police are engaged and understands concerns and needs of businesses and residents
- New development needs to include CPTED (Crime Prevention Through Environmental Design)
- Use CPTED (Crime Prevention Through Environmental Design) techniques in new projects
- Health care facility needed in corridor
- Existing businesses need to enhance their curb appeal
- Remove some properties from historic designations
- Cluster new uses that are similar (i.e. creative businesses, artists, etc.)
- City should negotiate with MTA to allow utility crossings within the MTA right-of-way so individual businesses don't have to do so
- Use the mix of older and new businesses as a marketing tool
- Install a "backbone" of utilities through the corridor that is adequate to serve existing and future users