

Aberdeen Station TOD Master Plan

Public Open House

October 13, 2011



Cho Benn
Holback +
Associates
INCORPORATED



KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING/PLANNING

Welcome

- Introduction to Project Team
 - City of Aberdeen
 - Maryland DOT
 - Kittelson & Associates
 - Cho Benn Holback

- Open House Schedule

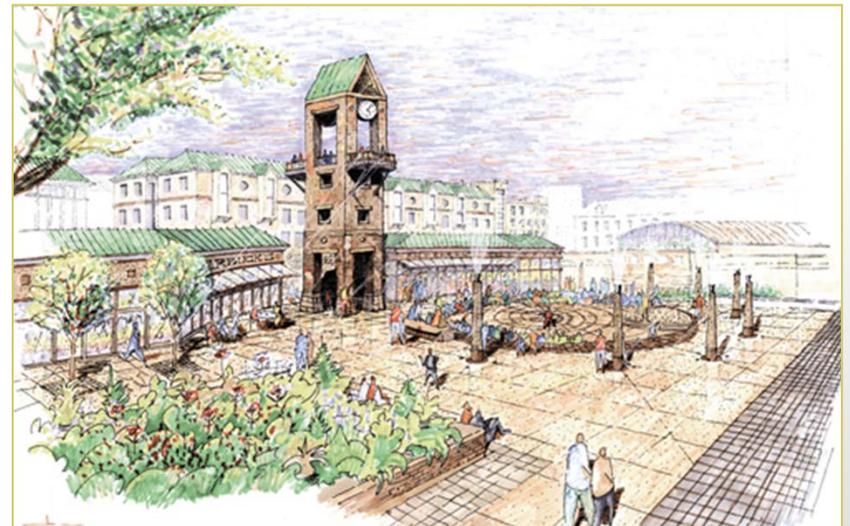
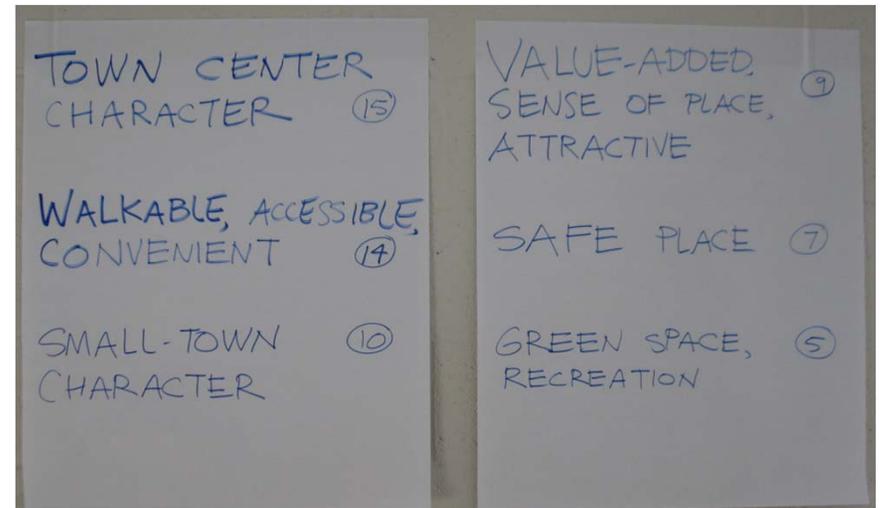
4:00 to 4:15	Welcome and Registration
4:15 to 5:00	Master Plan Presentation
5:00 to 6:00	Open House
6:00 to 6:45	Presentation to Council
6:45 to 7:00	Council Q&A

Maryland Transit Oriented Development Designation

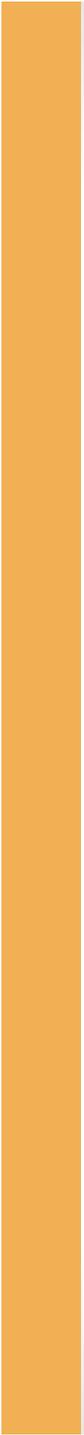
- Maryland designated the Aberdeen Marc/Amtrak Station as a priority TOD in the State.
- TOD designation benefits
 - Priority for state investment in roads and public infrastructure
 - Tax incentives for development
 - Raises station-area profile around the state
 - State and County economic development agencies encourage investment in designated station-area
 - Funding for master planning process

TOD Planning Process

- Interviews with key agencies (June-July)
- What we've heard (Aug 2)
 - Walkable Accessible, and Convenient
 - Small Town Character
 - Value Added
 - Sense of Place
 - A Safe Place
 - Green Space for Recreation



Rahway, New Jersey (NJ Transit)



1

TOD in Aberdeen

how can transit-oriented
development work here?

What makes a place transit-oriented?

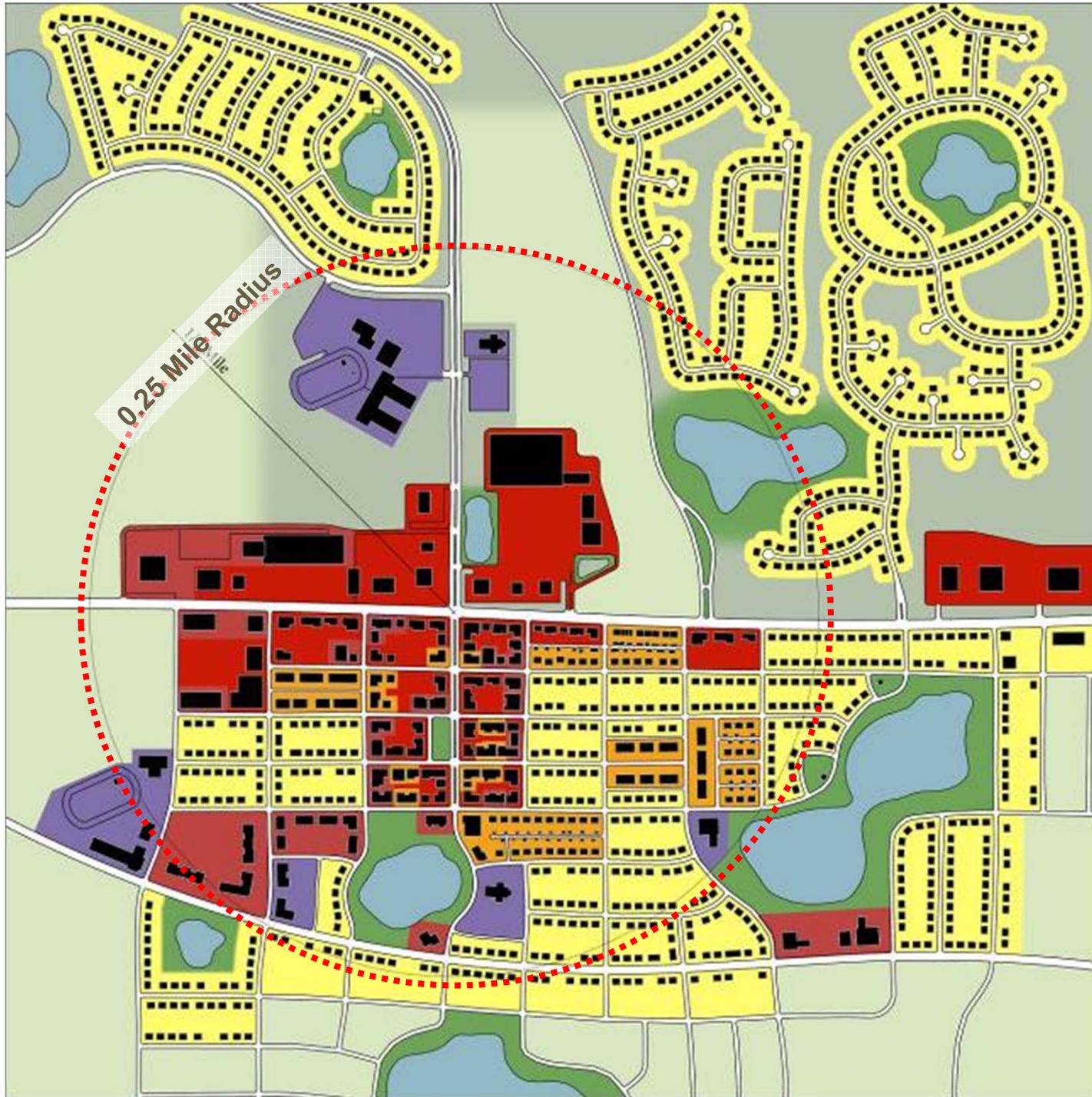
- Station Design & supporting network of streets
- Mix of Land Uses: Residential, retail, and office development near the station
- Planning, land use & development actions that recognize the transit investment as able to spur economic development



New Bern Station Before & After

Source: City of Charlotte/Glatting Jackson

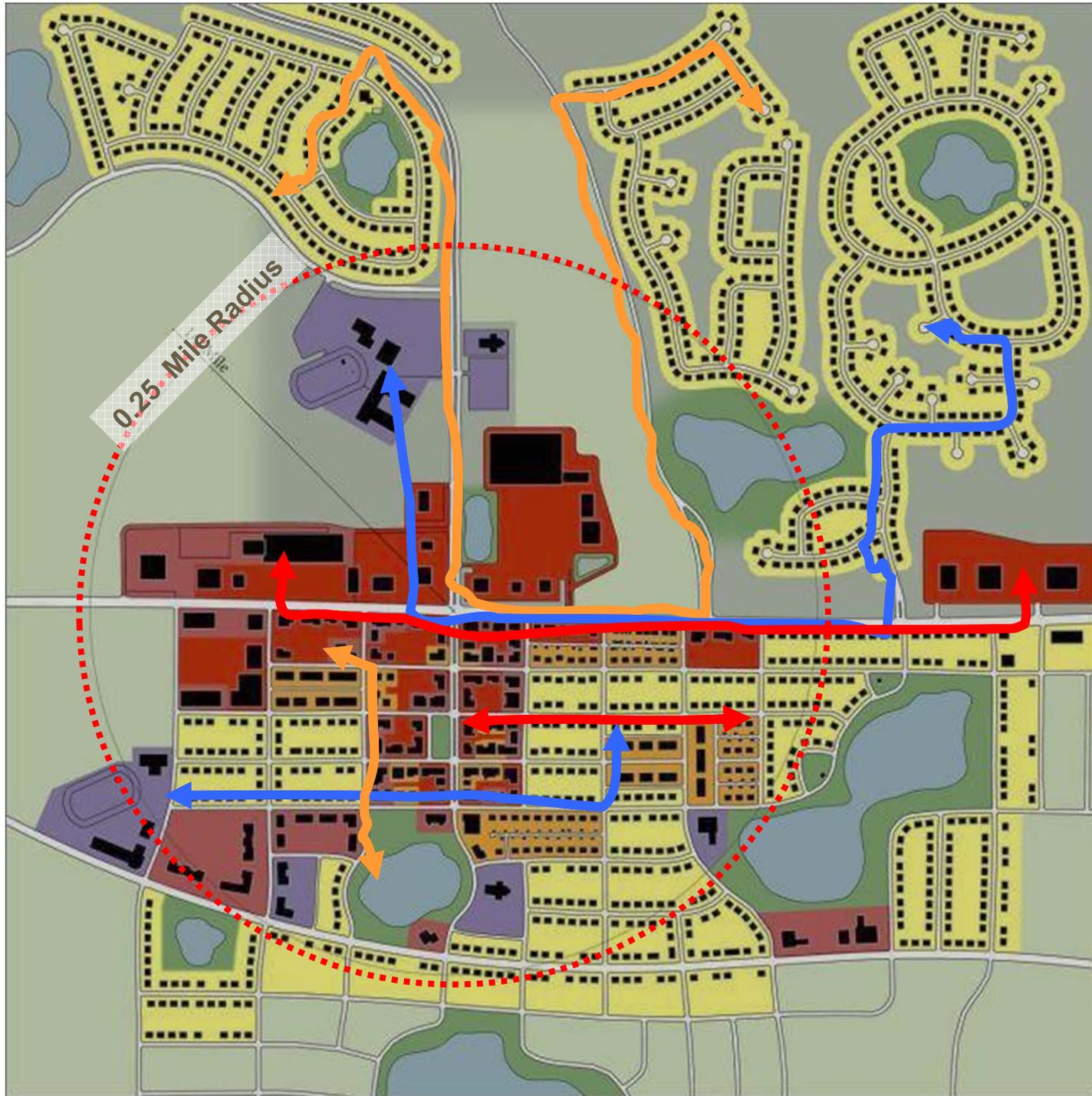
Land Use and Development Patterns



Development patterns within various transportation contexts

- Land Use Mix
- Product Mix
- Development Pattern and Scale
- Infrastructure Demand
- Development Contiguity

Different Travel Patterns



Transportation
and Transit
Implications

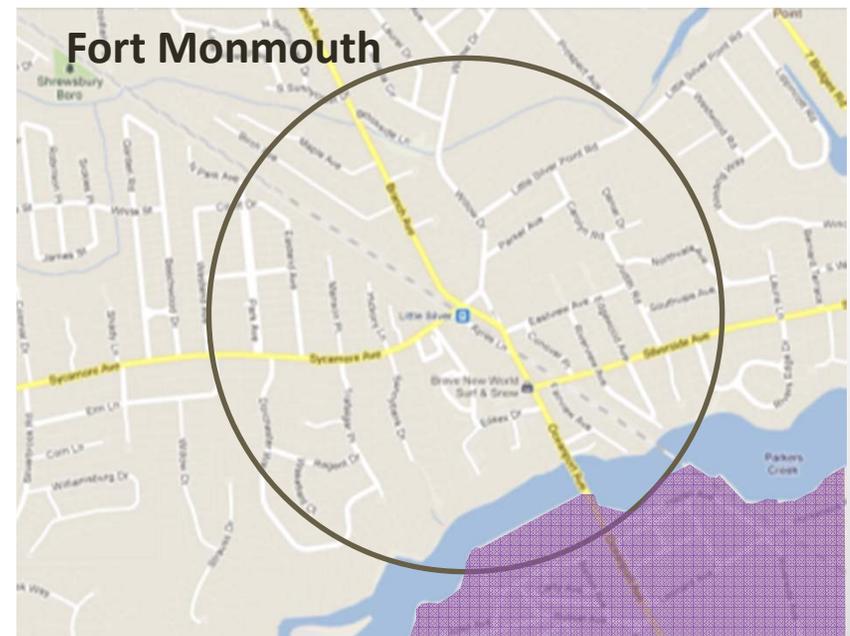
- **15 years of planning**
- **Aberdeen Station Feasibility Study (2008)**
- **Aberdeen Station Area Transit Needs Assessment & Market Analysis (2009)**
- **Harford County Multimodal Transportation Center Feasibility Study (2009)**



Background

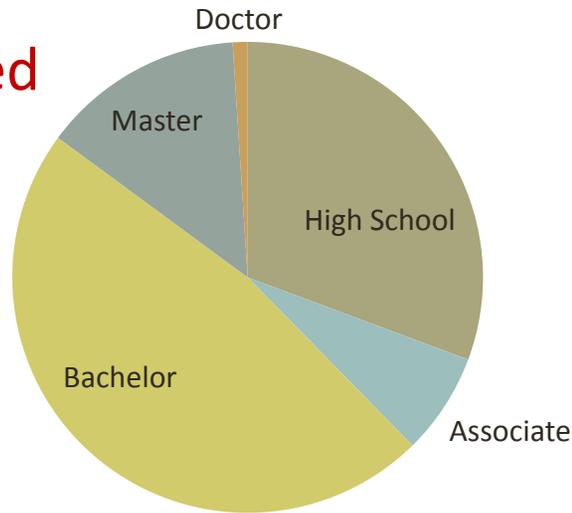
- Base Realignment and Closure (BRAC) brings new housing, retail, and office demand to Aberdeen
 - 8,200 new positions at APG
 - 7,500 – 10,000 indirect jobs (contractors)
 - 28,000 direct, indirect, and induced jobs in region
- Workforce coming from places with transit & towns
 - Familiar with commuter rail service
 - Interest in transit & convenient commute options (10% of surveyed commuters looking to shift to transit)

Source: 2008 Fort Monmouth Survey

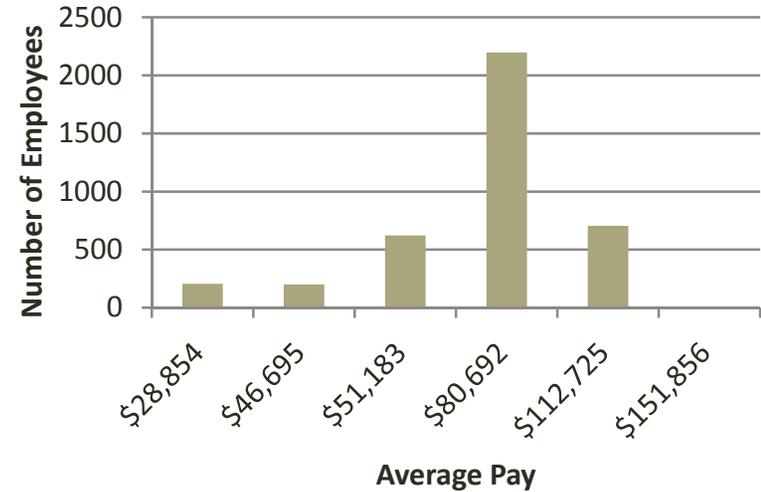


“Aberdeen is APG’s Downtown”

Educated



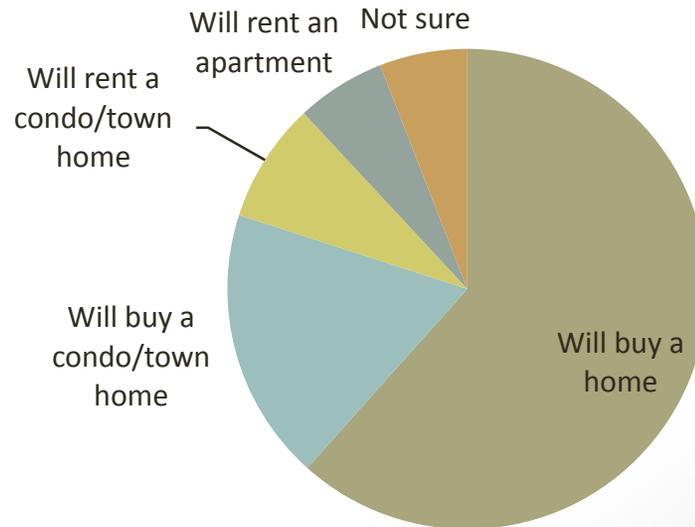
President, Army Alliance



Higher Income

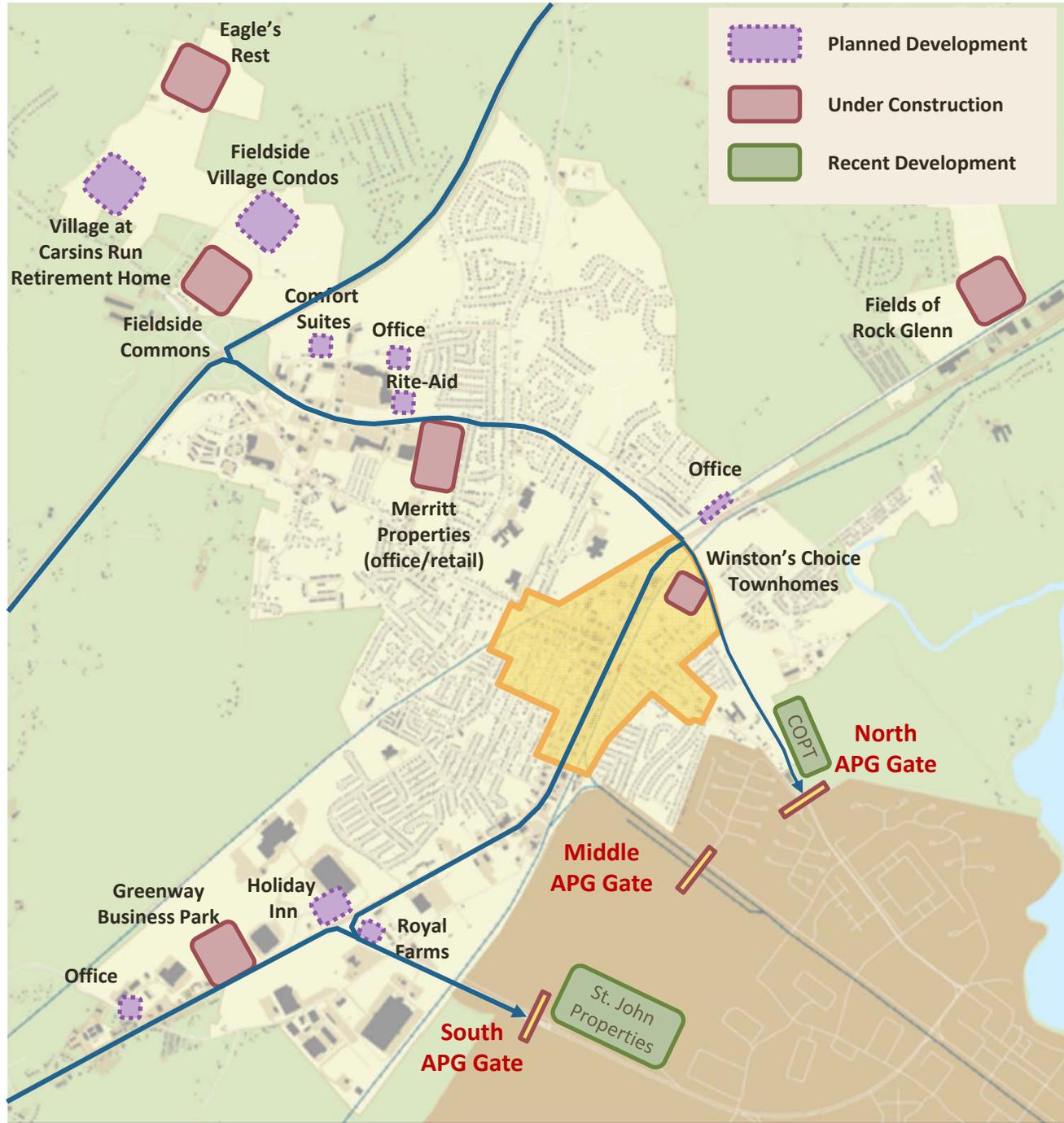


More diverse



Looking for housing

Recent Development Activity



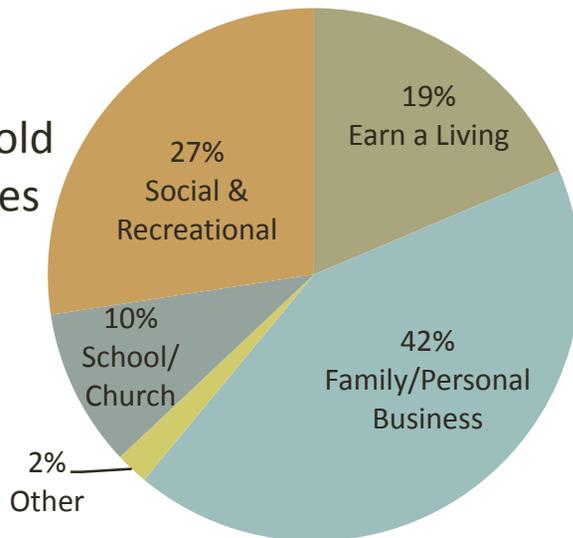
A More Livable Downtown

- Offers “car-light” lifestyle built on regional rail
- Provides rich set of trip options
 - Frequent, reliable transit service
 - Walk and bicycle
 - Car-sharing and bike-sharing



University of Rochester

Daily Household Trip Types



Source: National Household Travel Survey (2010)

Advanced Traveler Information Systems

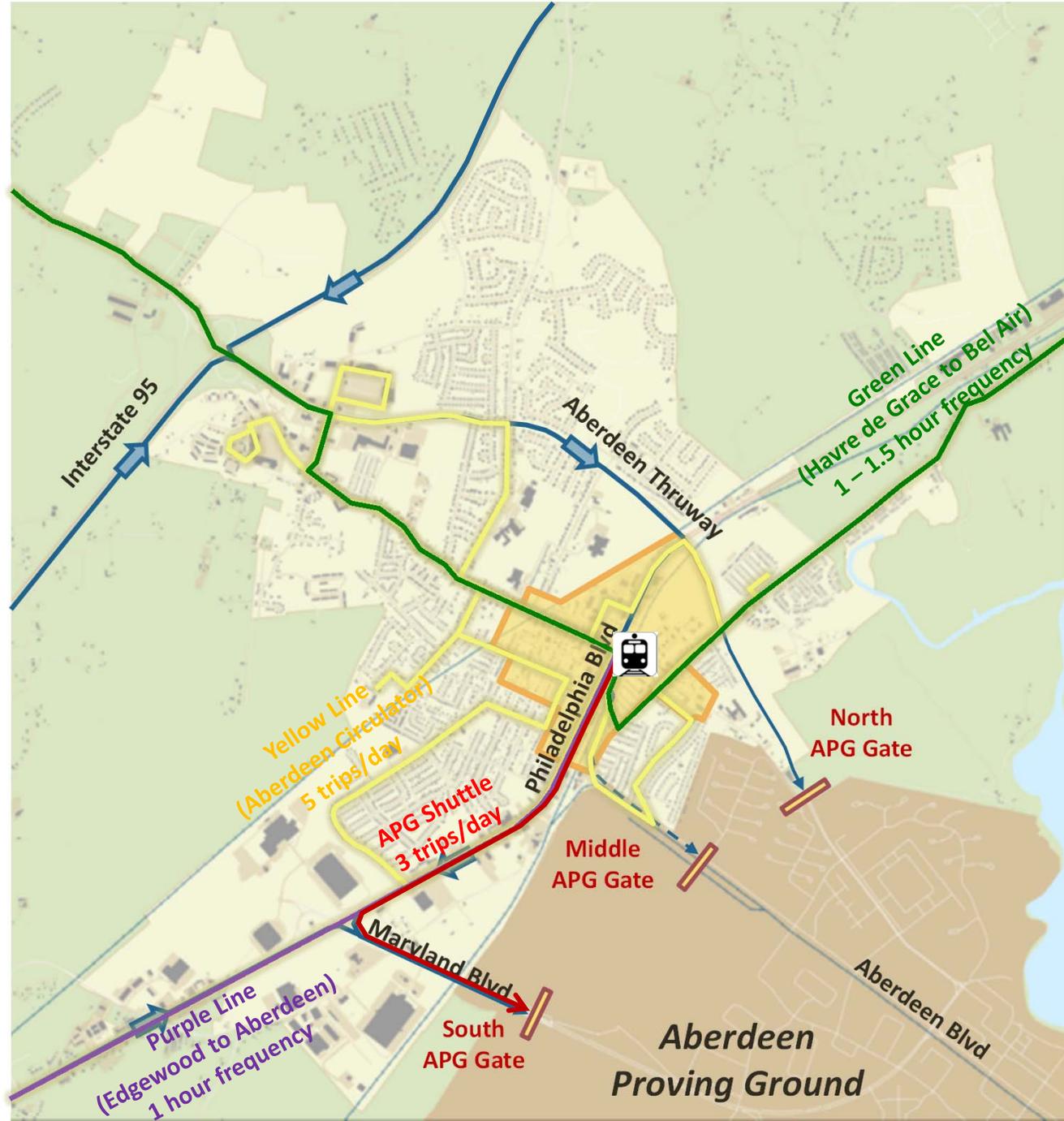


kcet.org

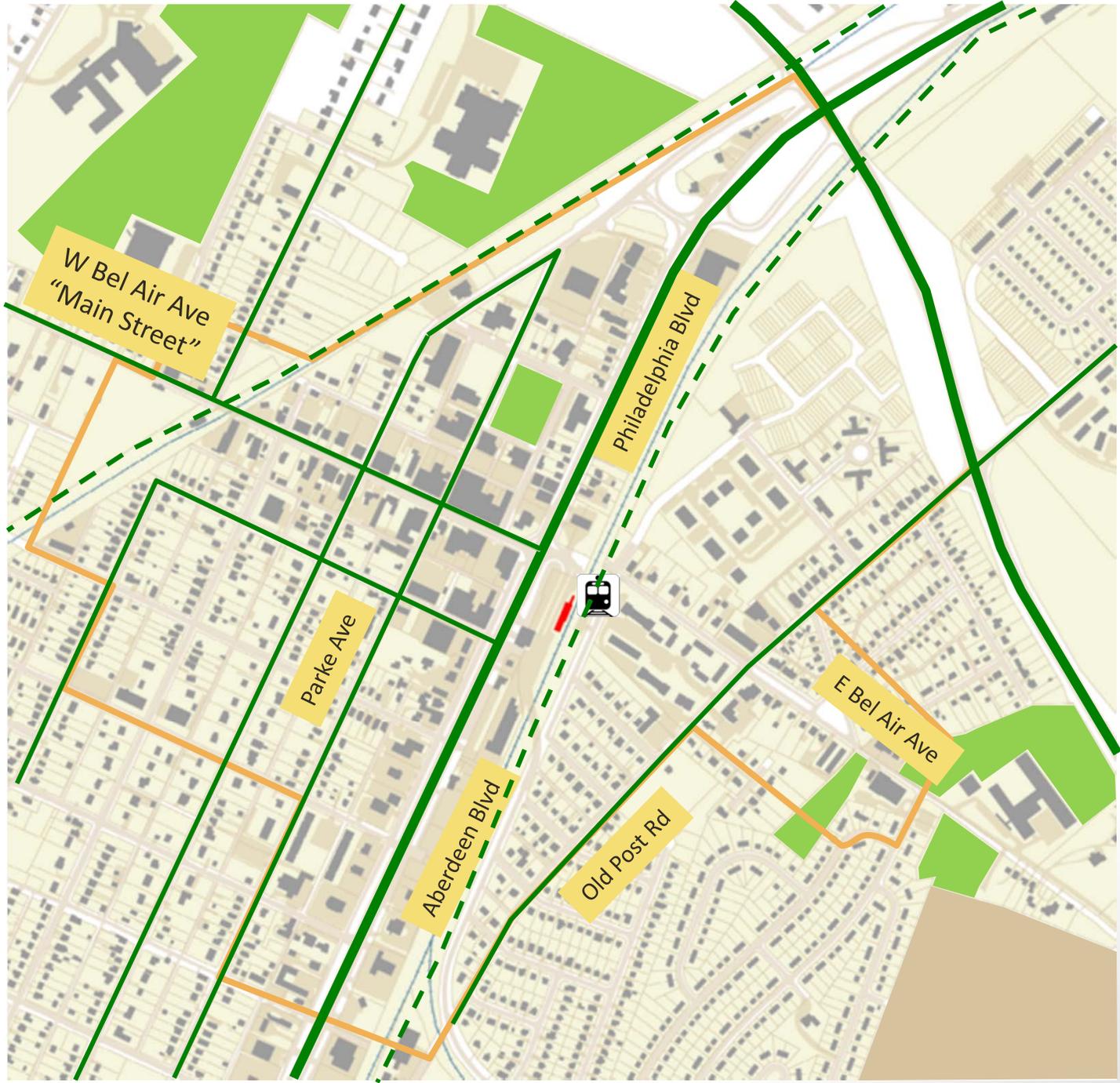
Build on Aberdeen's Civic Heart



More Transit Options

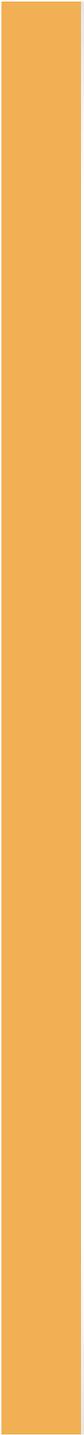


A Complete Bicycle Network



Better Pedestrian Connections





2

**What's possible for
Aberdeen TOD**

Civic Heart of Aberdeen



Civic Heart of Aberdeen



W Bel Air Ave toward Station overpass



W Bel Air Ave north side



W Bel Air Ave Church lot



W Bel Air Ave toward Station overpass



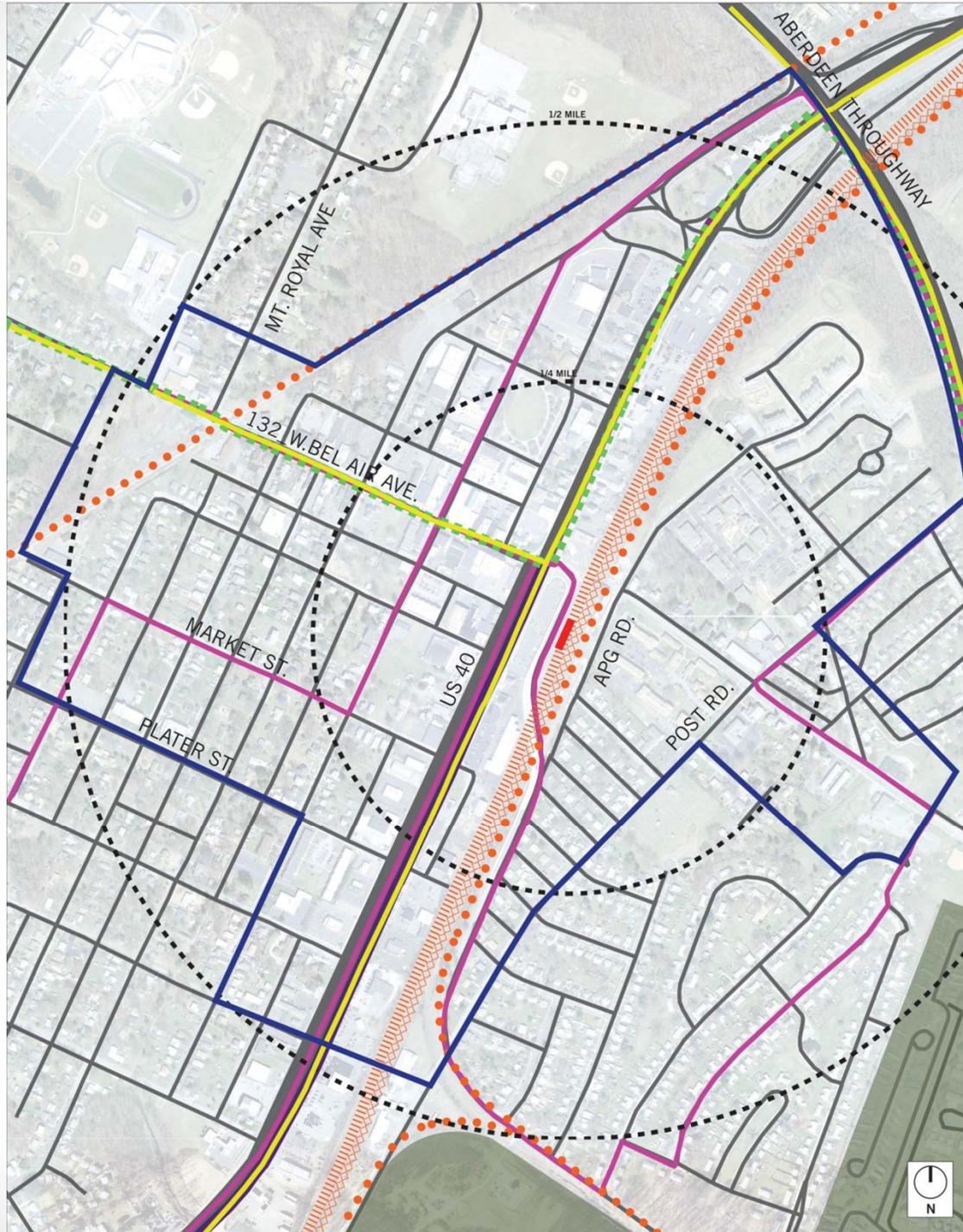
City Hall

Parcelization

85% of properties in study area are less than 1/2-acre

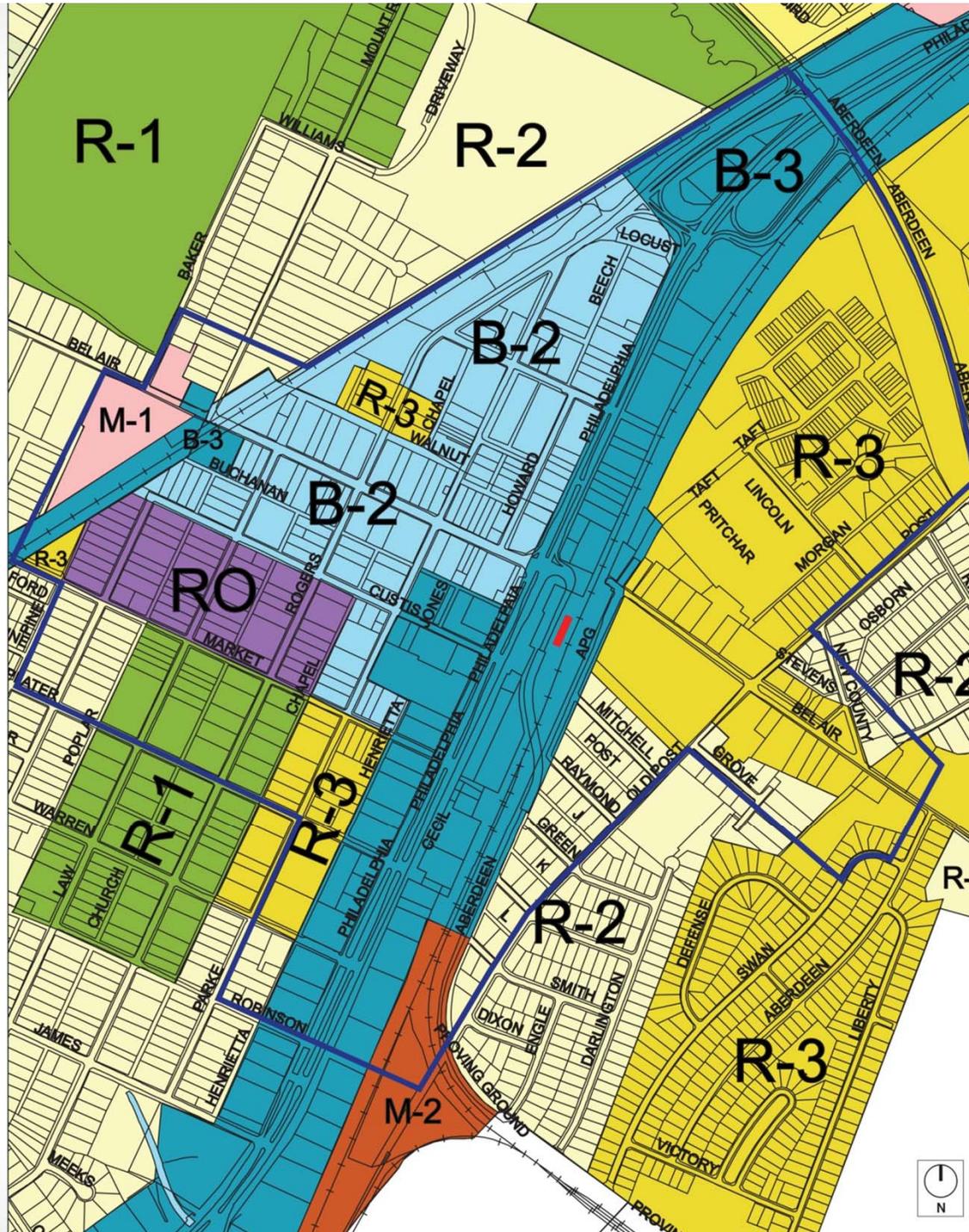


Transportation Network



- ABERDEEN TOD STUDY ZONE
- MARC TRAIN PENN LINE
- AMTRAK
- FREIGHT
- ROAD
- DESIGNATED BIKE ROUTE
- ABERDEEN CIRCULATOR
- HARFORD COUNTY BUS 1/1A_GREEN LINE
(Havre de Grace, Aberdeen, Bel Air)
- HARFORD COUNTY BUS 6/6A_PURPLE LINE
(Edgewood, Riverside, Perryman, Aberdeen)

Zoning



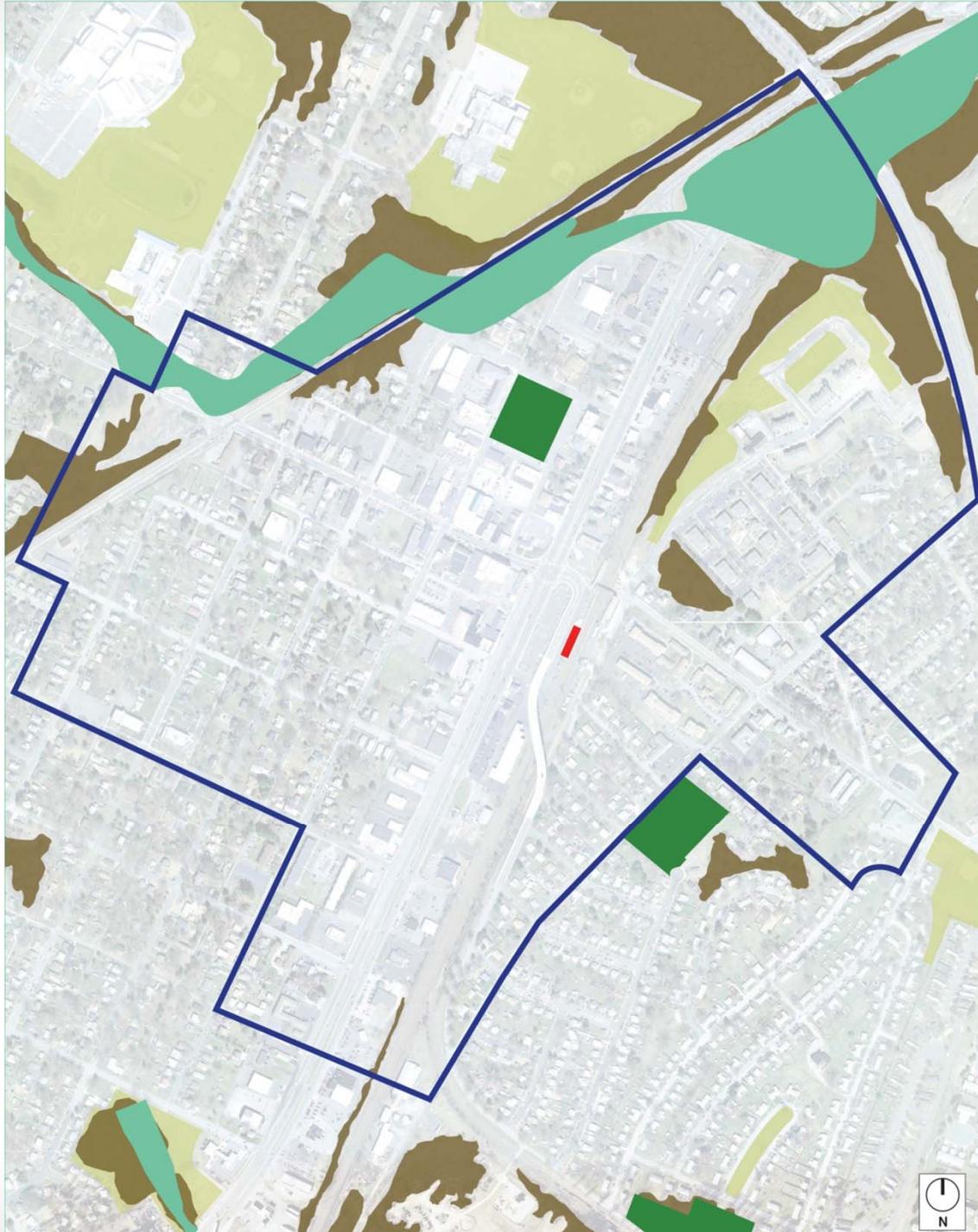
- B-2: CENTRAL COMMERCIAL
- B-3: HIGHWAY COMMERCIAL
- M-1: LIGHT INDUSTRIAL
- M-2: GENERAL INDUSTRIAL
- R-1: LOW DENSITY RESIDENTIAL
- R-2: MEDIUM DENSITY RESIDENTIAL
- R-3: HIGH DENSITY RESIDENTIAL
- RO: RESIDENTIAL OVERLAY

Land Use



- INSTITUTIONAL
- COMMERCIAL
- RAIL
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- PUBLIC/GOVERNMENT
- MIXED USE
- MILITARY

Green Space



-  PARKS
-  FLOODPLAIN
-  WOODED AREA
-  OPEN/RECREATIONAL SPACE

Greenway Network - Proposed



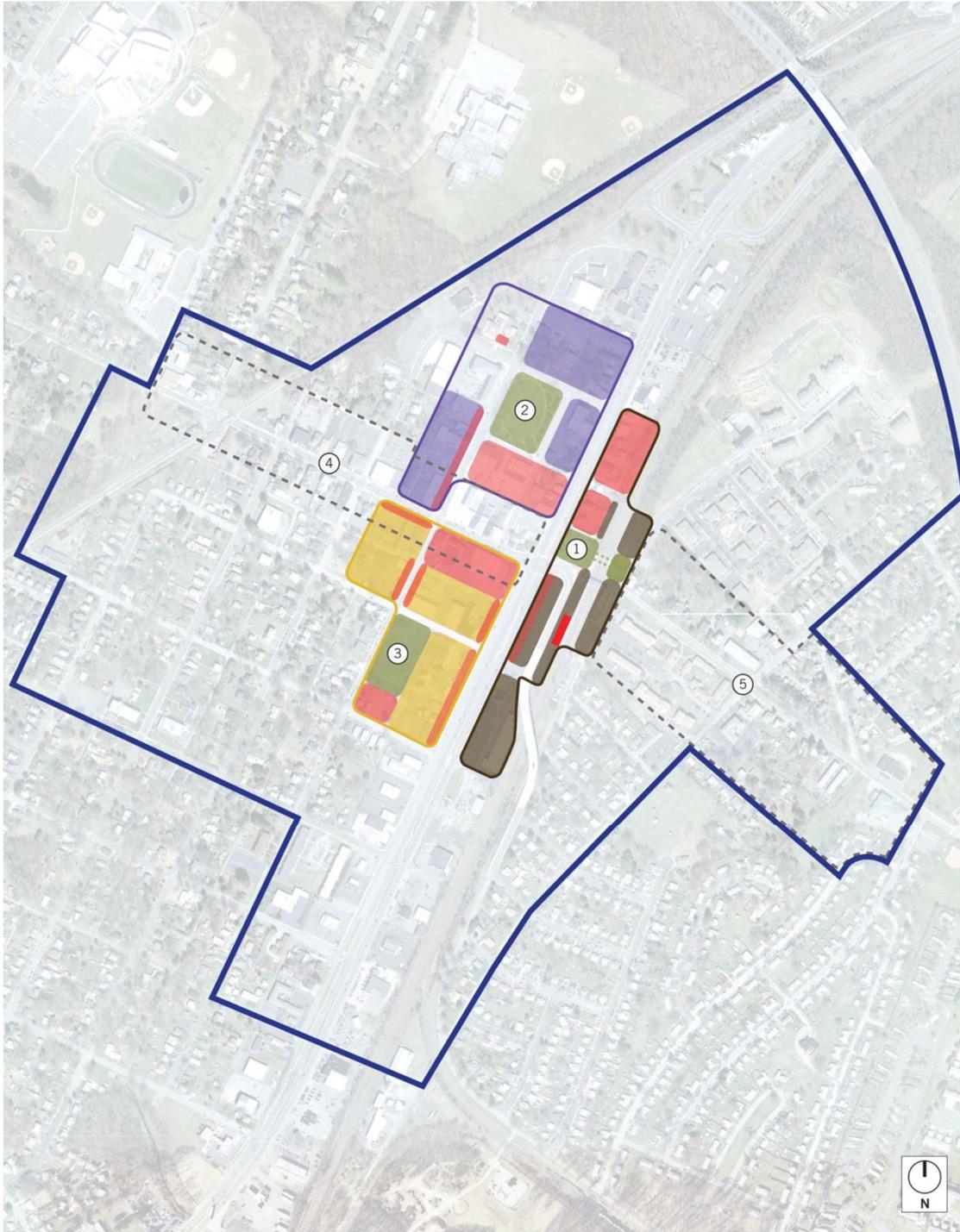
example of green boulevard



example of hike bike trail

- STREET SCAPING
- PRIMARY GREENWAY
- GREEN BOULEVARD
- PARK SPACE

Land Use - Proposed



PRIMARY TOD AREAS

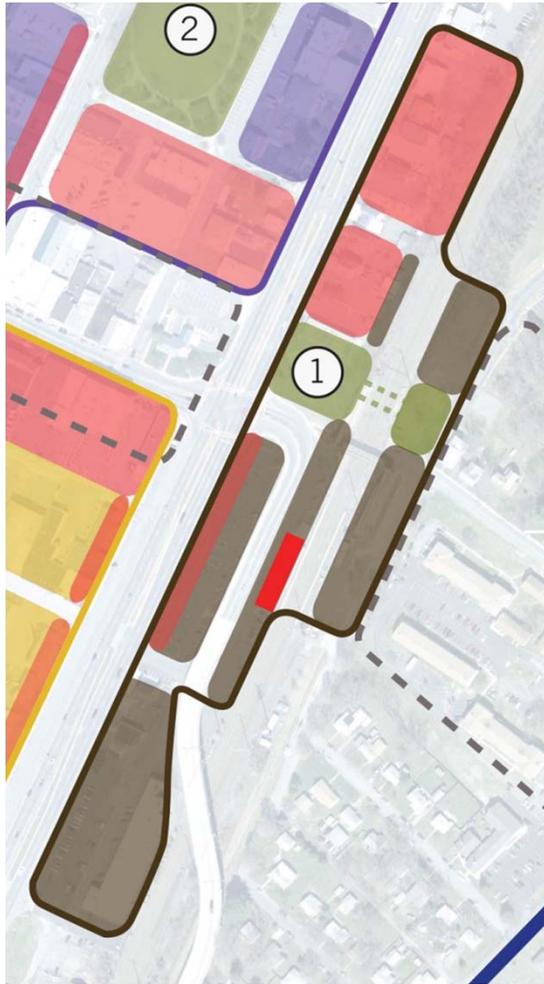
- ① STATION SQUARE
- ② FESTIVAL SQUARE
- ③ RESIDENTIAL SQUARE

SECONDARY TOD AREAS

- ④ W. BEL AIR AVE. COMMERCIAL AREA
- ⑤ E. BEL AIR AVE. RESIDENTIAL AREA

- CIVIC MIXED USE
- COMMERCIAL
- STATION
- RESIDENTIAL
- PARK

TOD Area 1 – Station Square



TOD Area 1 – Location Map

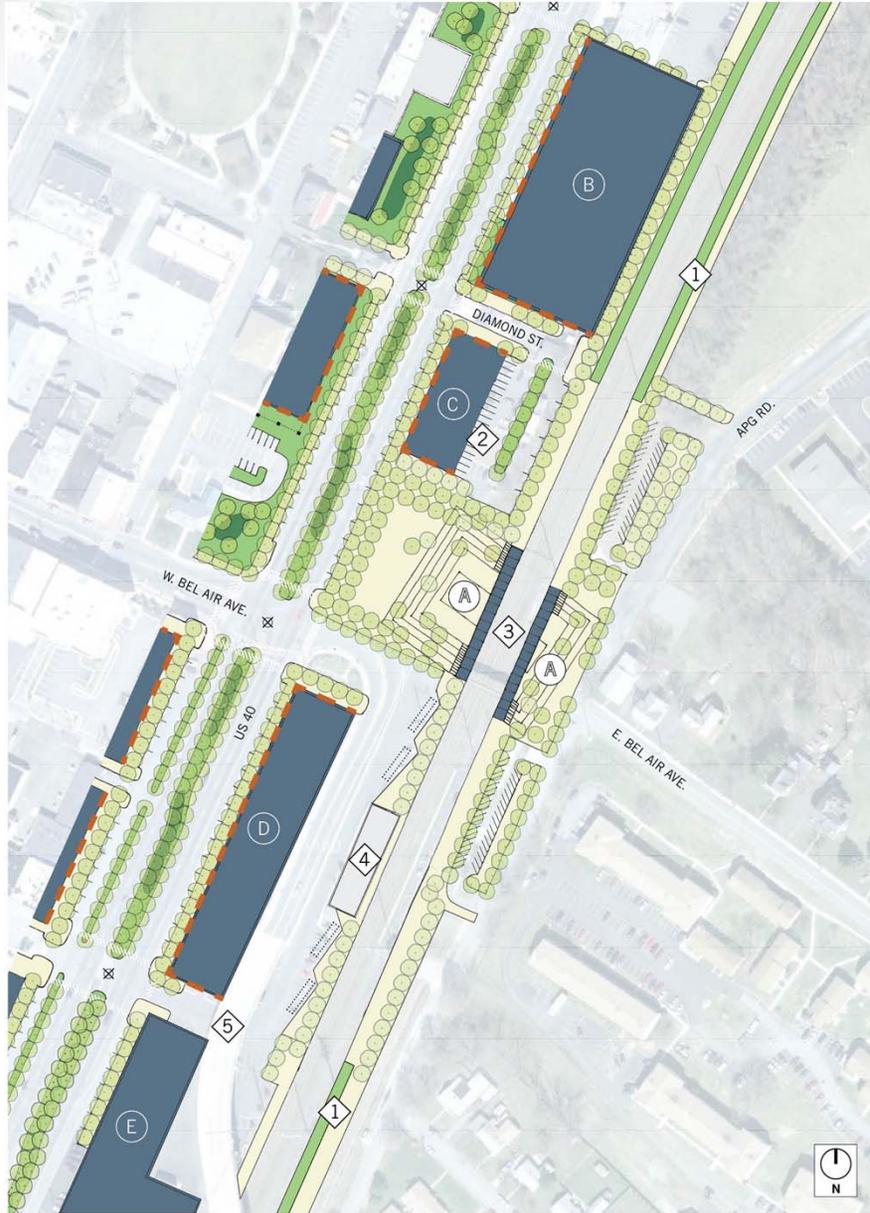


existing view - Rt 40 vista from pedestrian bridge



existing view - train station parking lot and overpass

TOD Area 1 – Station Square



TOD Area 1 – Illustrative Plan



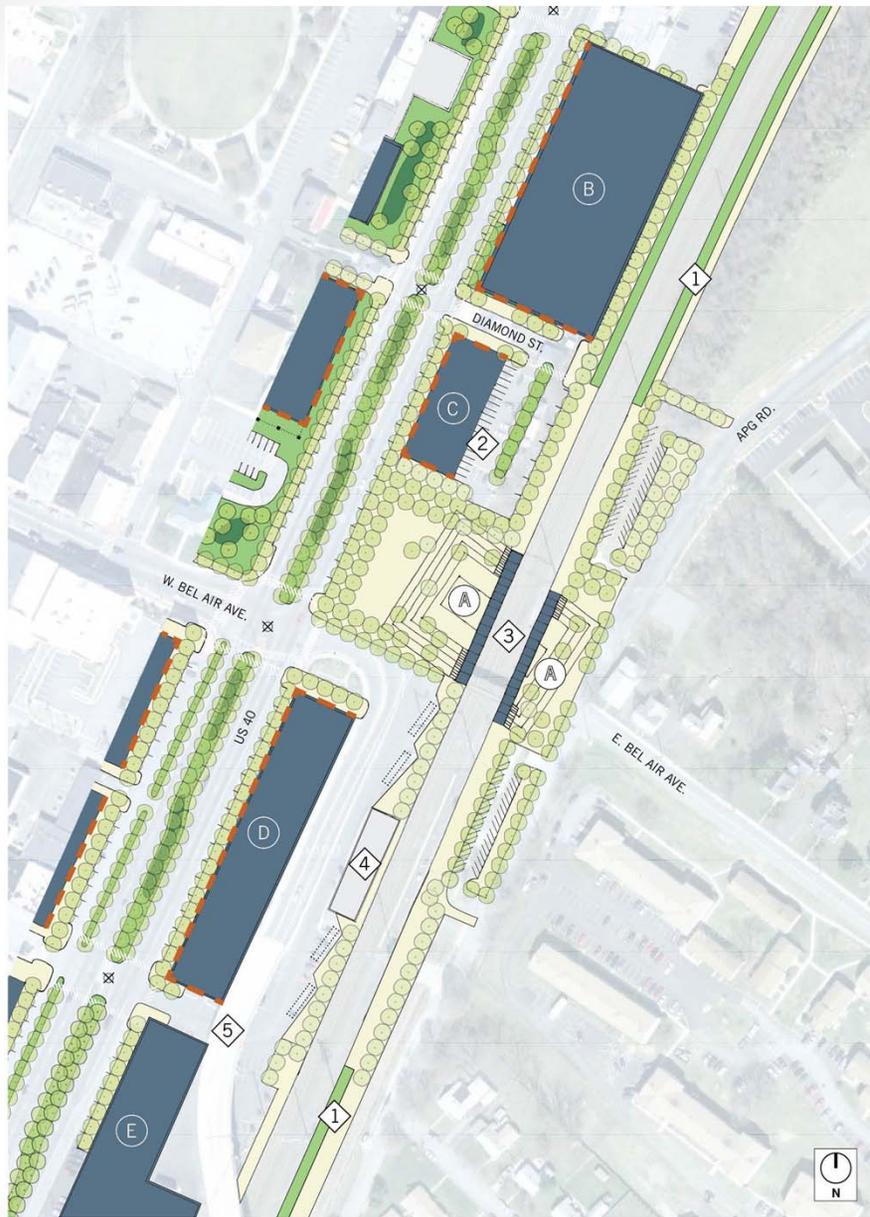
OctaviaBldg.SanFrancisco.CA



OctaviaBldg.SanFrancisco.CA

Rt 40 - examples of streetscape plantings, medians

TOD Area 1 – Station Square



TOD Area 1 – Illustrative Plan



Aberdeen, VA



Grand Rapids, MI

example of farmers market structures



Union Square San Francisco, CA



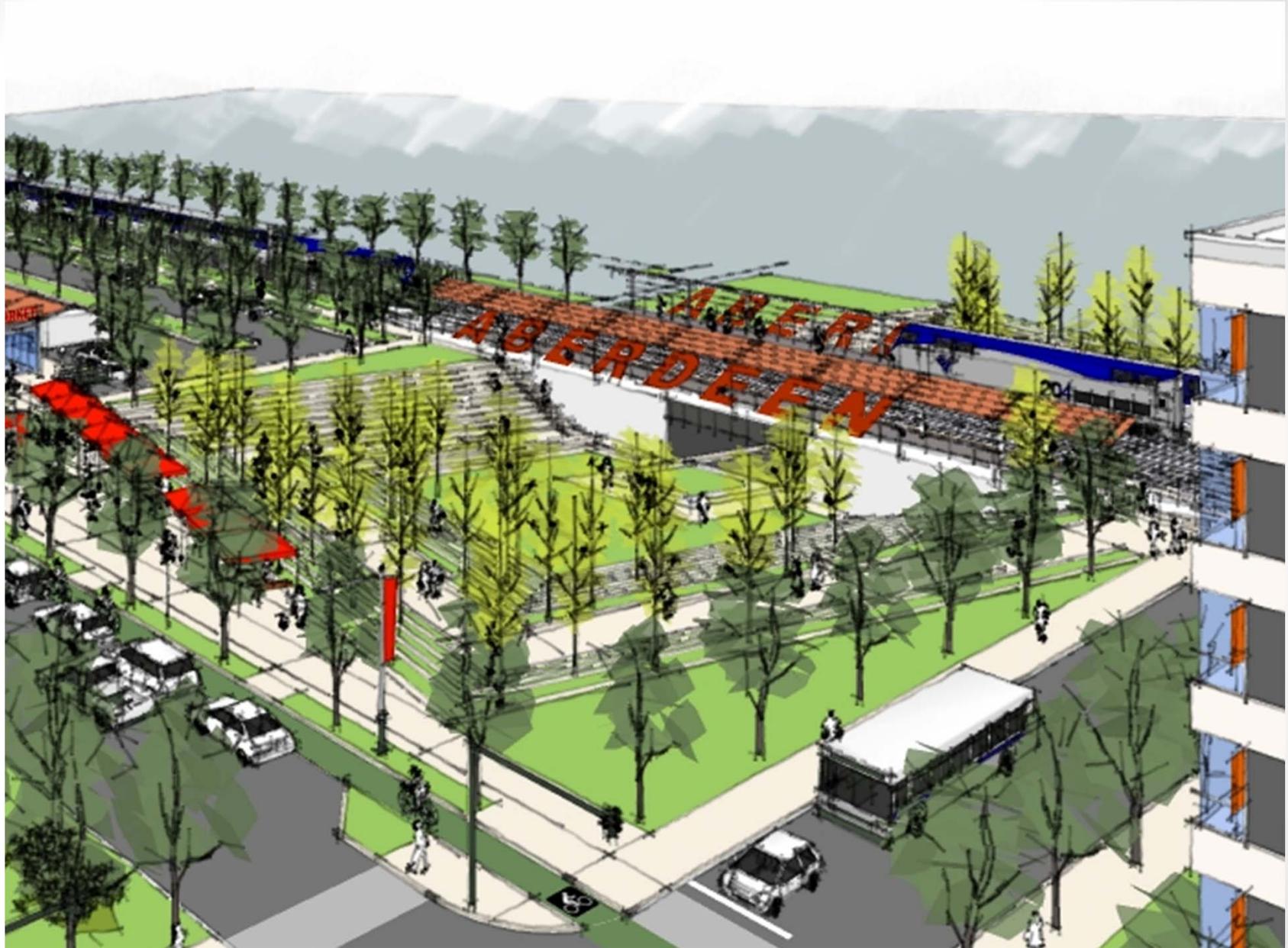
examples of terraced plaza/amphitheater and crossing

TOD Area 1 – Station Square



perspective rendering of proposed changes

TOD Area 1 – Station Square



enlarged station square area

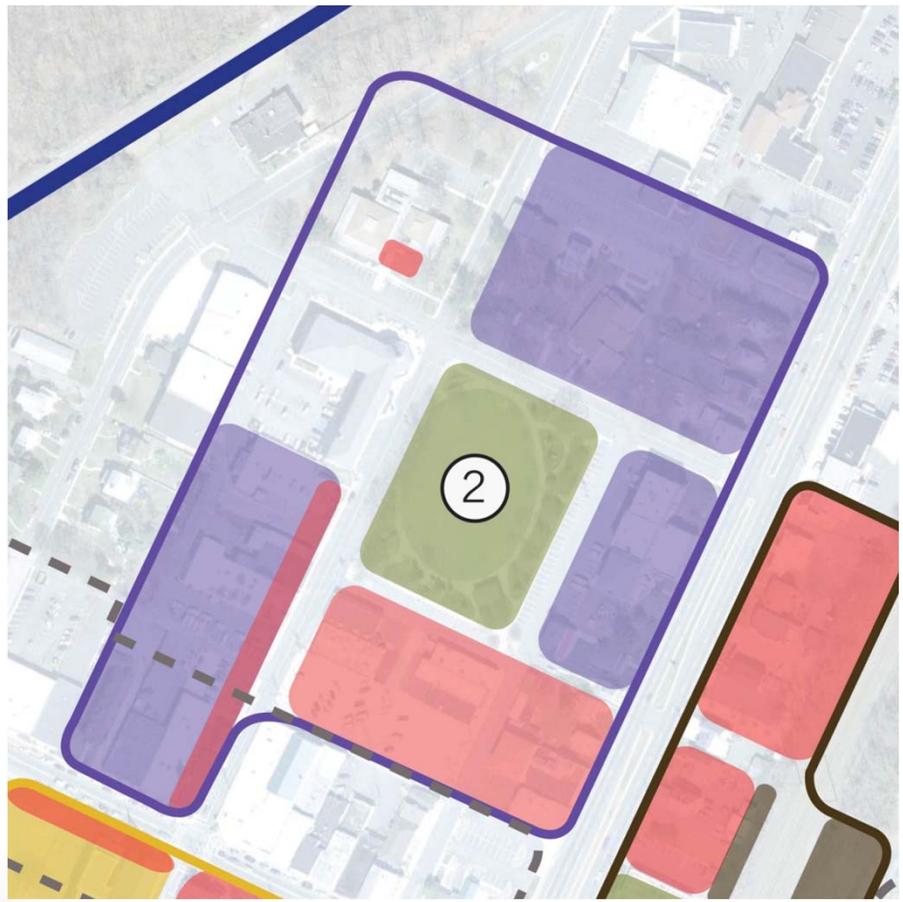
TOD Area 2 – Festival Square



existing view - City Hall, Parke St west



existing view - festival park south

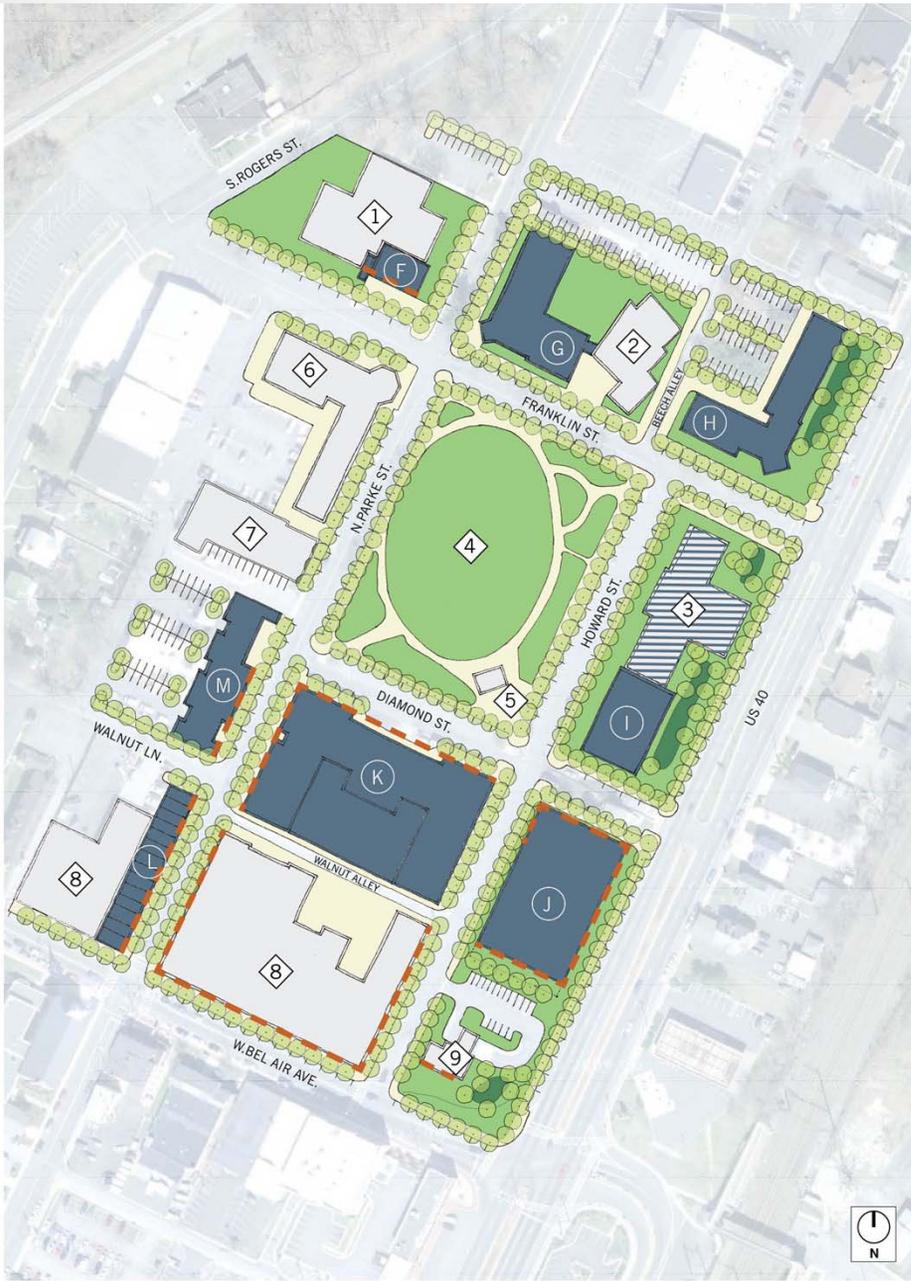


TOD Area 2 - Location Map



existing view - festival park west

TOD Area 2 – Festival Square



TOD Area 2 – Illustrative Plan



example of hotel over retail

Savannah, GA



example of senior housing

Kentlands Senior Housing, MD, image courtesy of Sacey Dartfiskom



example of academic building

UNBC Public Policy Building, image courtesy of CBFA

TOD Area 2 – Festival Square

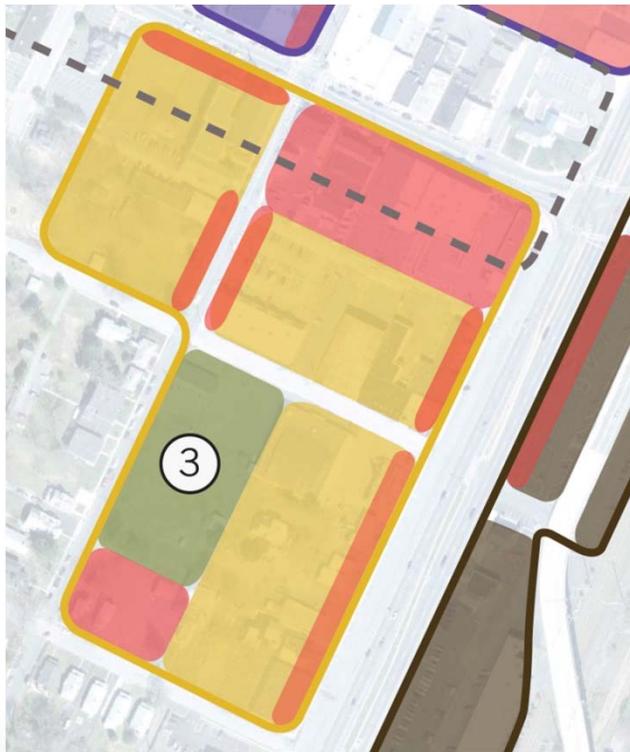


perspective rendering of proposed changes

TOD Area 3 – Residential Square



existing view – houses on Market St



TOD Area 3 – Location Map



existing view – bowling alley

TOD Area 3 – Residential Square



TOD Area 3 – Illustrative Plan



San Francisco, CA



1200 N Charles, Baltimore, MD

example of live-work over retail



Portland, OR

example of urban park

TOD Area 3 – Residential Square



perspective rendering of proposed changes

TOD Area 4 – W. Bel Air Ave Commercial



existing view - W Bel Air Ave – north side



existing view - W Bel Air Ave – south side



TOD Area 4 – Location Map



existing view - W Bel Air Ave historic residential

TOD Area 4 – W. Bel Air Ave Commercial



Chicago, IL

example of streetscape – trees and sidewalks



Aberdeen, VA

example of streetscape commercial infill



TOD Area 4 – Location Map



New Brunswick, NJ

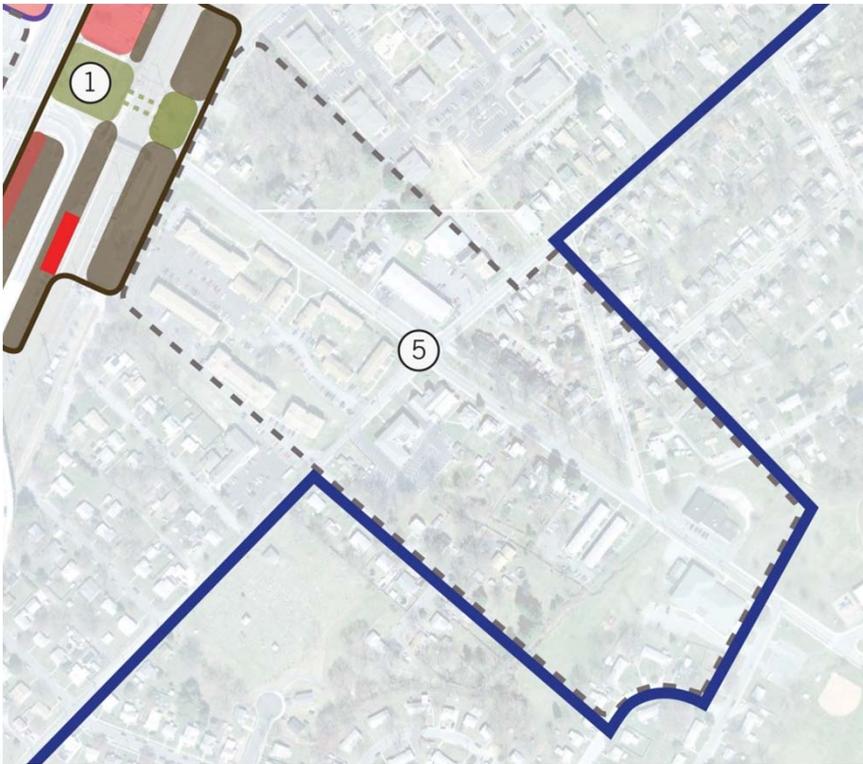


Washington, DC

TOD Area 5 – E. Bel Air Ave Residential



existing view – E Bel Air Ave multi-family housing



TOD Area 5 – Location Map



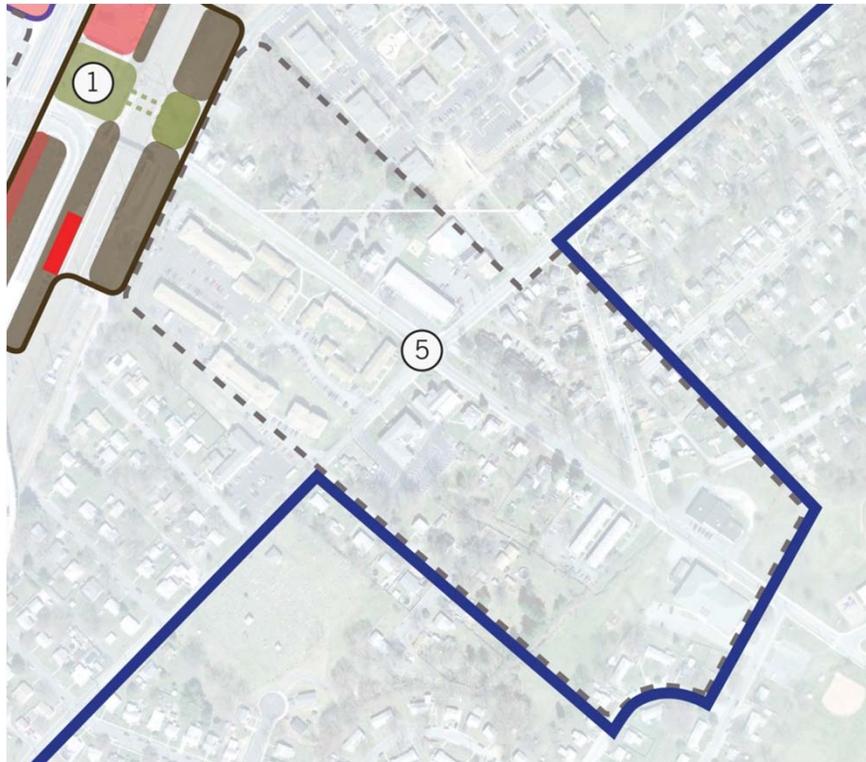
existing view – E Bel Air Ave historic residential

TOD Area 5 – E. Bel Air Ave Residential



The Piggott, Baltimore, MD

proposed multi-family housing



TOD Area 5 – Location Map



GenW@OH



GenW@OH

proposed historic residential infill

Vision

