

# Aberdeen Station TOD Master Plan

Design Concept Workshop

August 2, 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
- Workshop Objectives
  - Review principles of Transit-Oriented Development (TOD)
  - Identify *opportunities* and *barriers* to TOD in Aberdeen
  - Develop *implementation* items for each agency



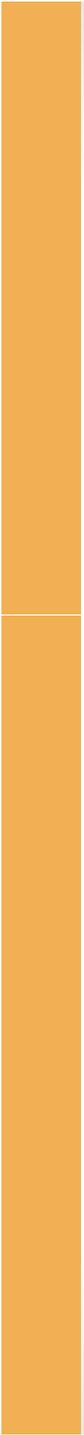
## Workshop Schedule

1:00 – 1:10	Registration
1:10 – 1:25	Introductions
1:25 – 2:30	Setting the Stage for TOD
2:30 – 2:45	Break
2:45 – 4:15	Group Exercises
4:15 – 5:00	Wrap Up



# Setting the Stage for TOD





1

# Where We are Now

focusing on the station area

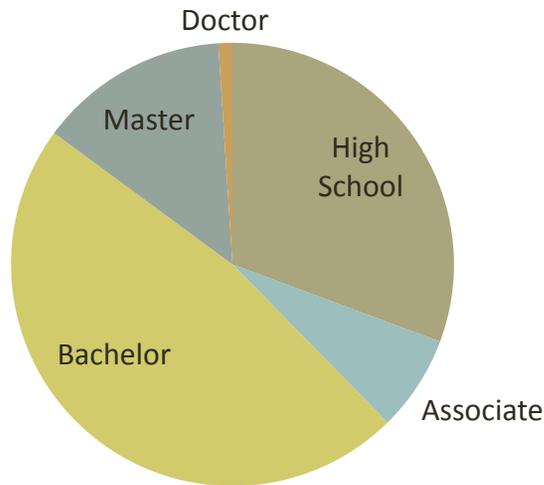
- **15 years of planning**
- **Aberdeen Station Feasibility Study (2008)**
- **Aberdeen Station Area Transit Needs Assessment & Market Analysis (2009)**
- **Harford County Multimodal Transportation Center Feasibility Study (2009)**



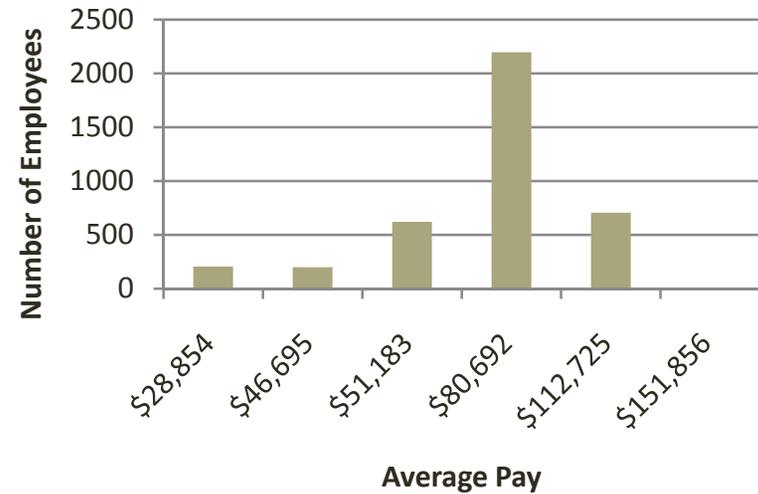
## Background

- 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





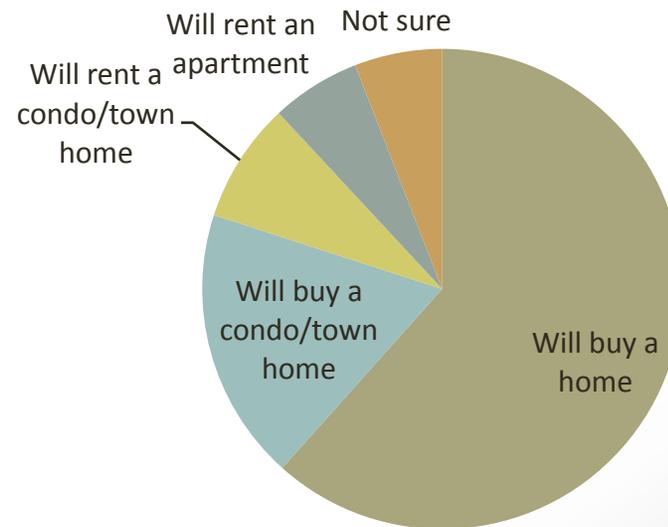
**Educated**



**Higher Income**



**More diverse**

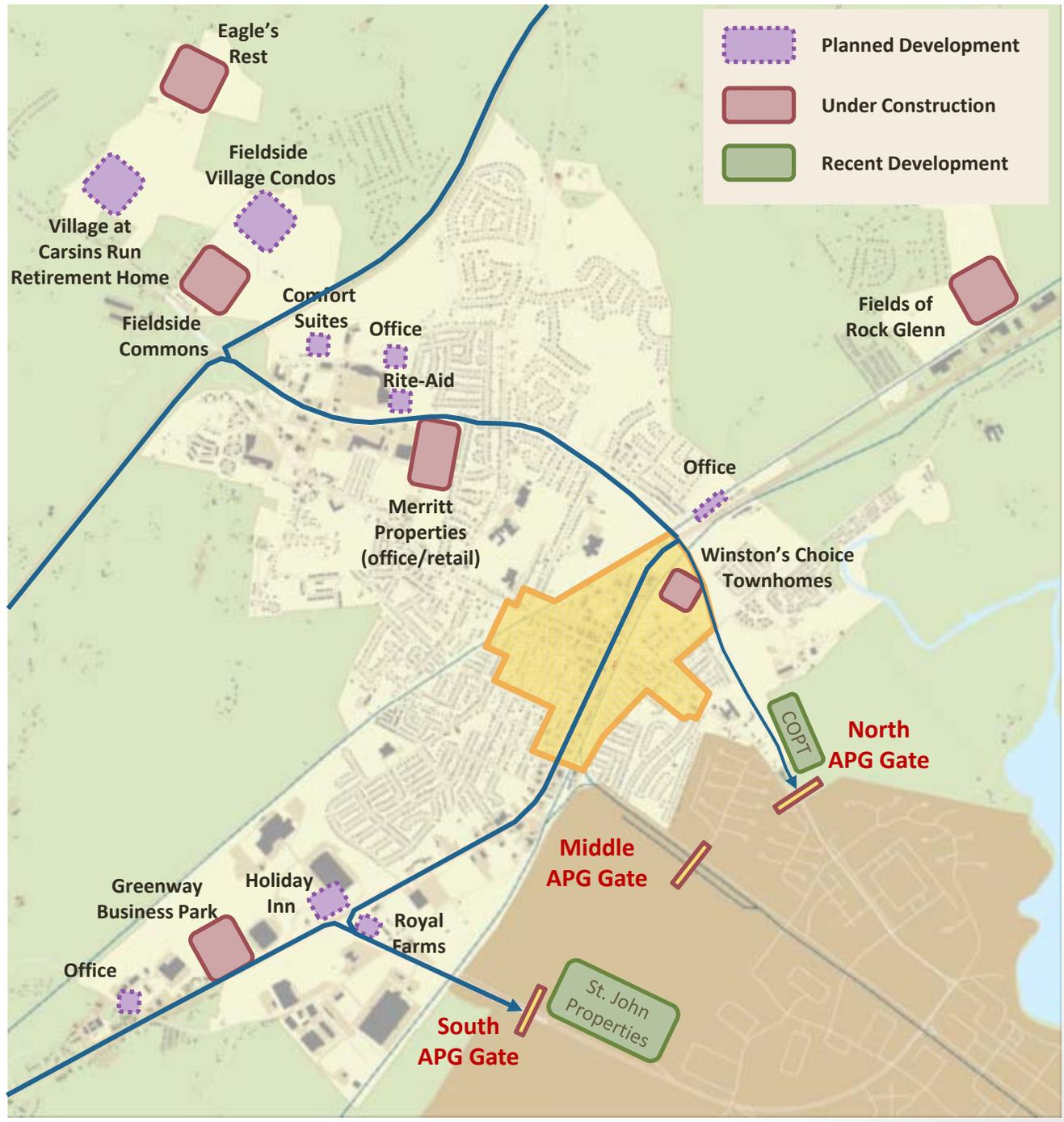


**Looking for housing**

# Connections to APG



# Recent Development Activity

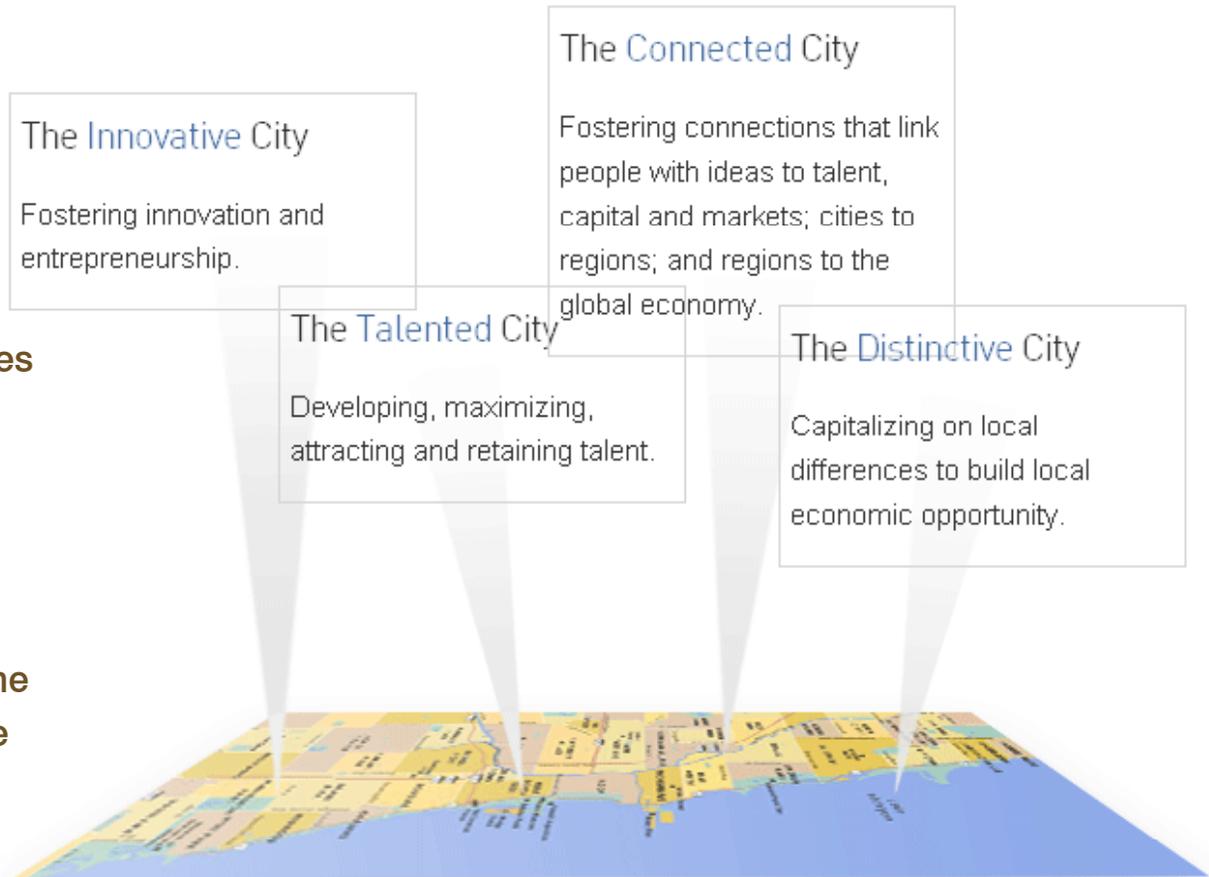


# Civic Heart of Aberdeen



# Keys to a Strong City of the Future

- Cities offer a **variety** of choices of the goods, services, and amenities that people value
- **Density** means more goods, services, and people are close at hand, allowing people to travel shorter distances and spend less time
- Cities expose people to more opportunities to help them **discover** consumption opportunities.
- Cities offer a wider variety of jobs and easier **opportunities** to acquire additional skills and to move among jobs





# 2

## Principles of TOD

What makes a station area great?

	<b>Service Area</b>	<b>Mobility Role</b>	<b>Place-making Role</b>
<b>Multi-Modal</b> 	> 5 miles (metro center)	frequent service; connections to other modes	landmark/ focal point
<b>Urban</b> 	< 1/2 mile	many stations; walk-up traffic	Integrated into existing development
<b>Neighborhood</b> 	1/2 mile to 1 mile	walk-up traffic; some kiss & ride	center of neighborhood
<b>Community</b> 	1 mile to 3 miles	fewer stations; stronger orientation to auto-users	may support future development
<b>Regional</b> 	> 5 miles (end of line)	serves commuter traffic; park & ride locations	may support future development

# Elements of TOD



*City of Orlando Creative Village Master Plan*



*Great Design*



*Great Public Spaces*



*Good access to station*



*More people, more life*



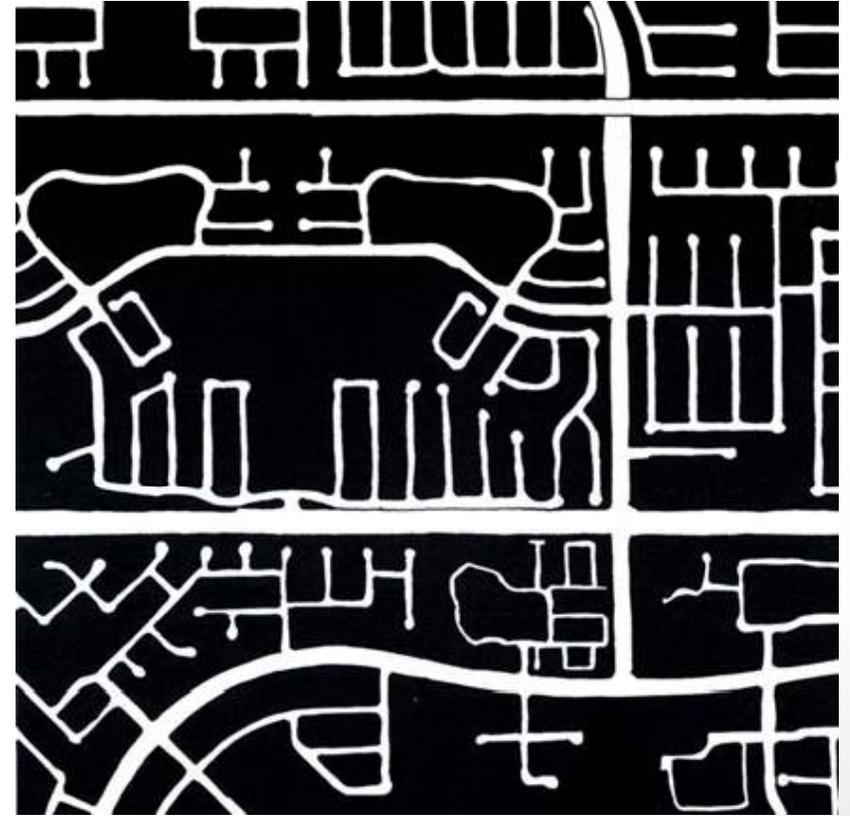
Source: Troy Russ, Glatting Jackson

# Great Design



Source: Troy Russ, Glatting Jackson

## Streets as a Community's Framework



## Hibiscus Street, West Palm Beach, FL



Source: Ian Lockwood

# Hibiscus Street, West Palm Beach, FL



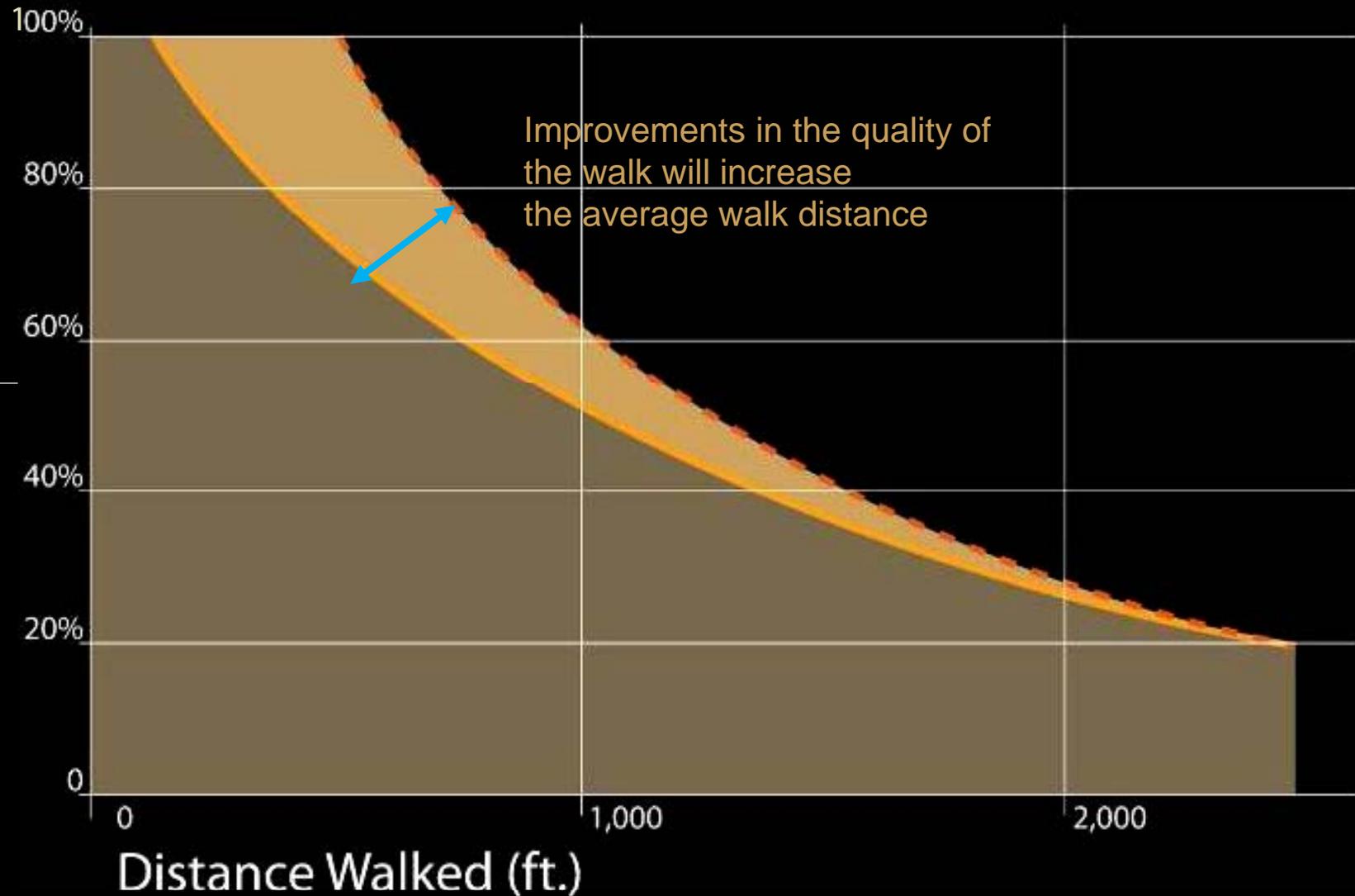
# Understanding the Pedestrian = Transit Success



Source: Untermann. Accommodating the Pedestrian, 1984

# Influence Pedestrian Behavior

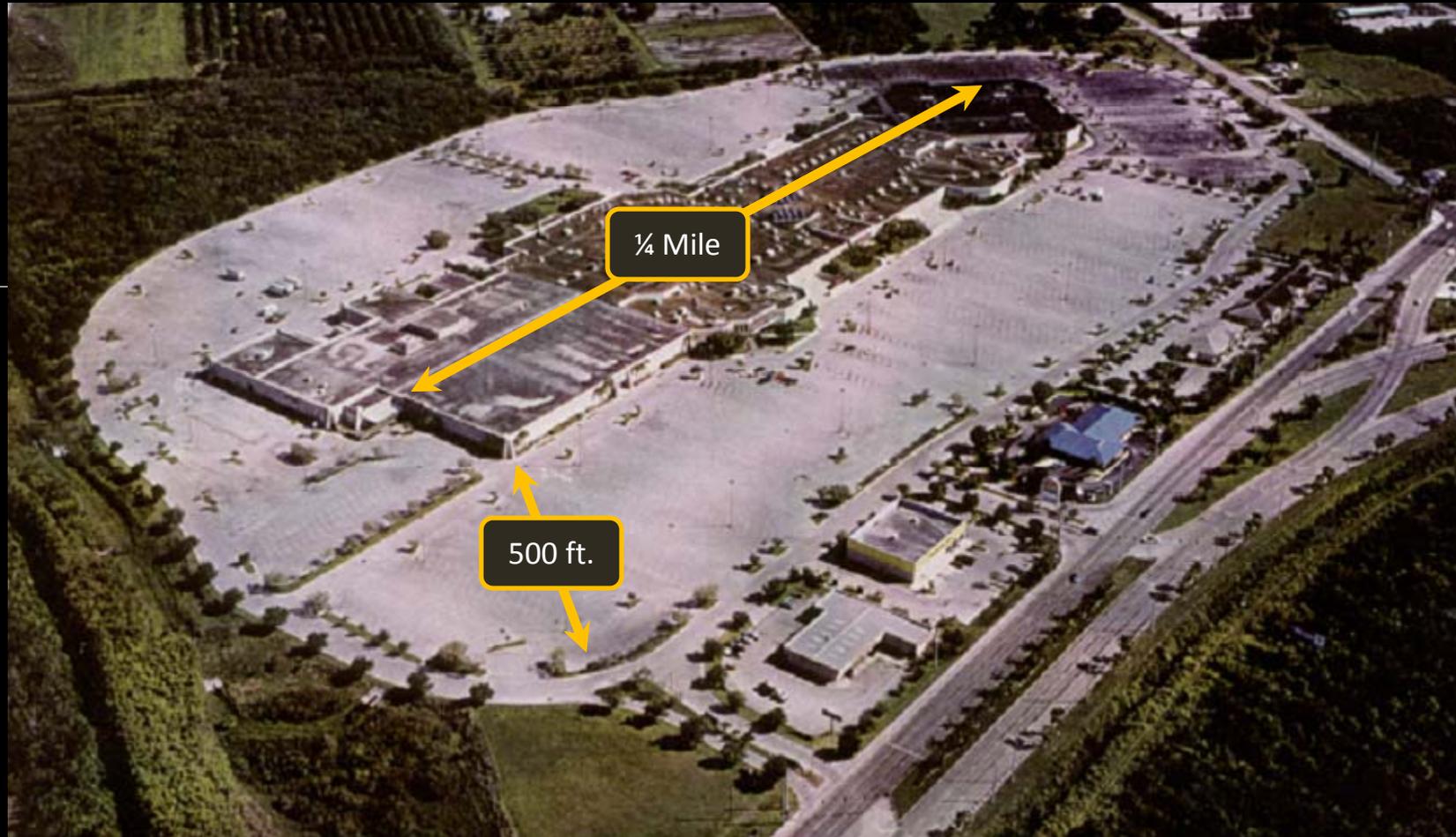
Access to Station



Source: Untermann. Accommodating the Pedestrian, 1984

# Retailers have known this fact

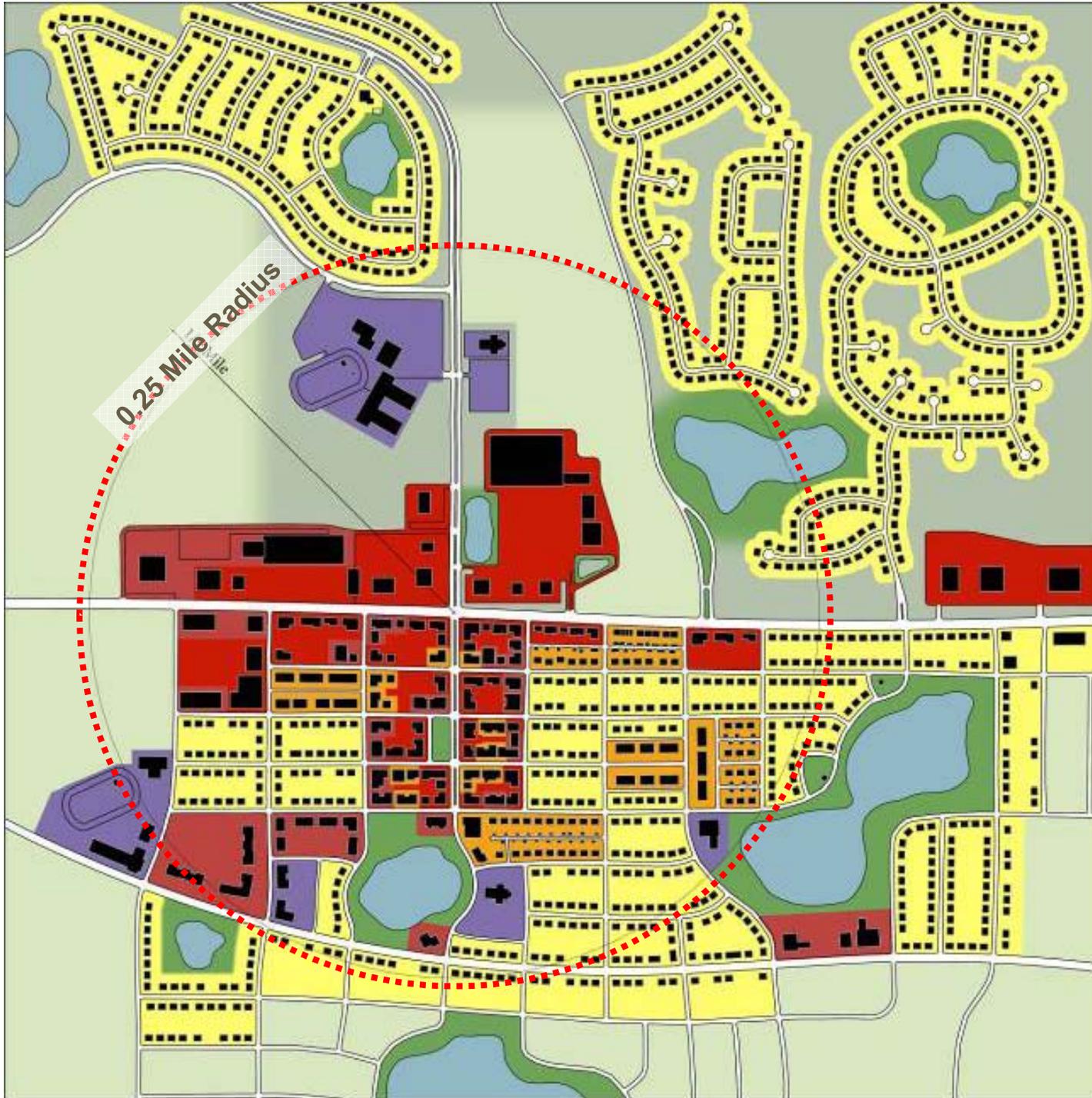
Access to Station



# Land Use and Development



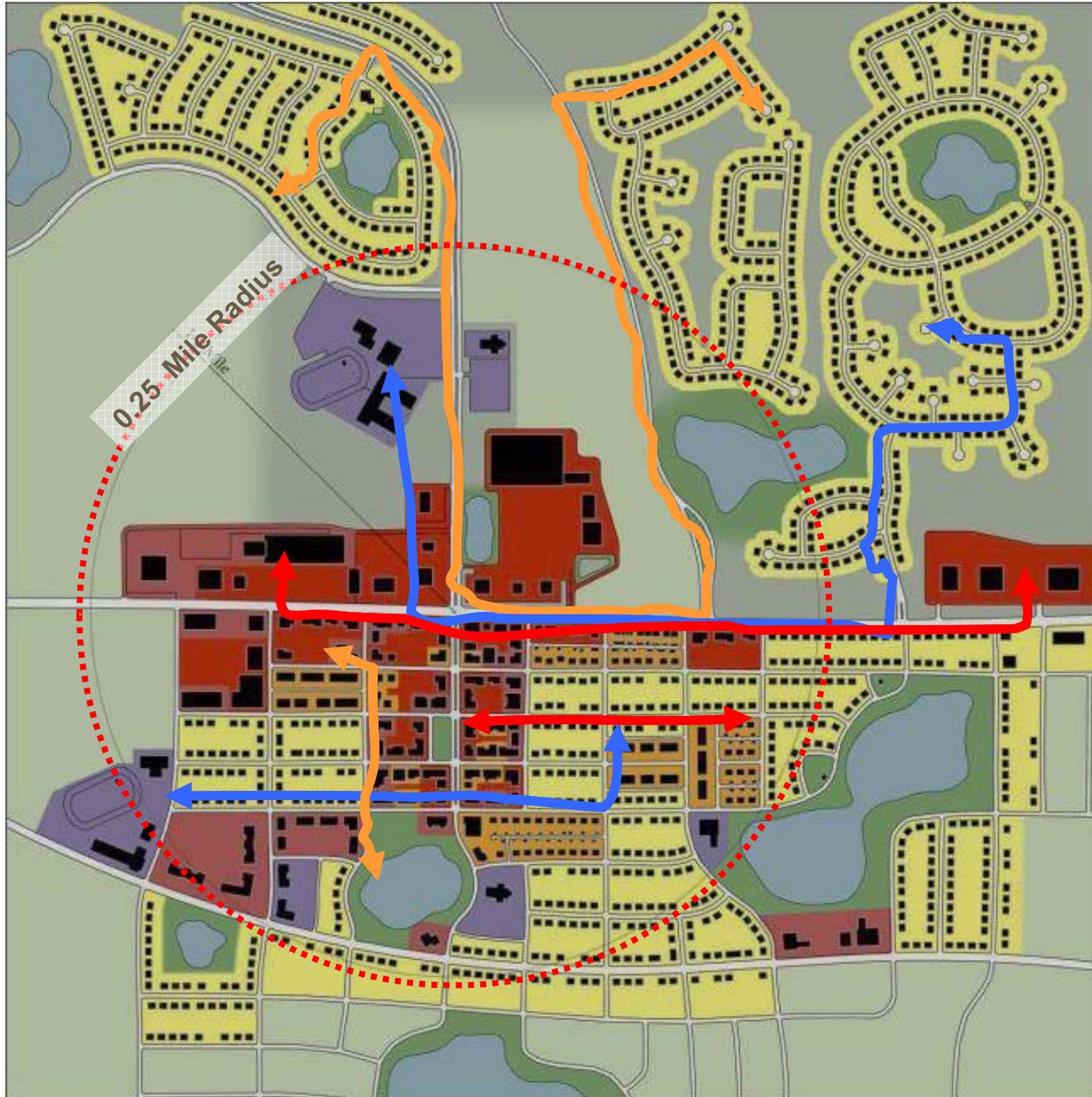
# Land Use and Development



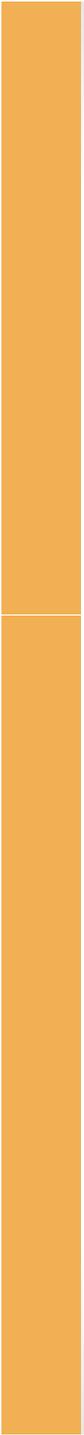
Development patterns within various transportation contexts

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

# Land Use and Development



Transportation  
and Transit  
Implications

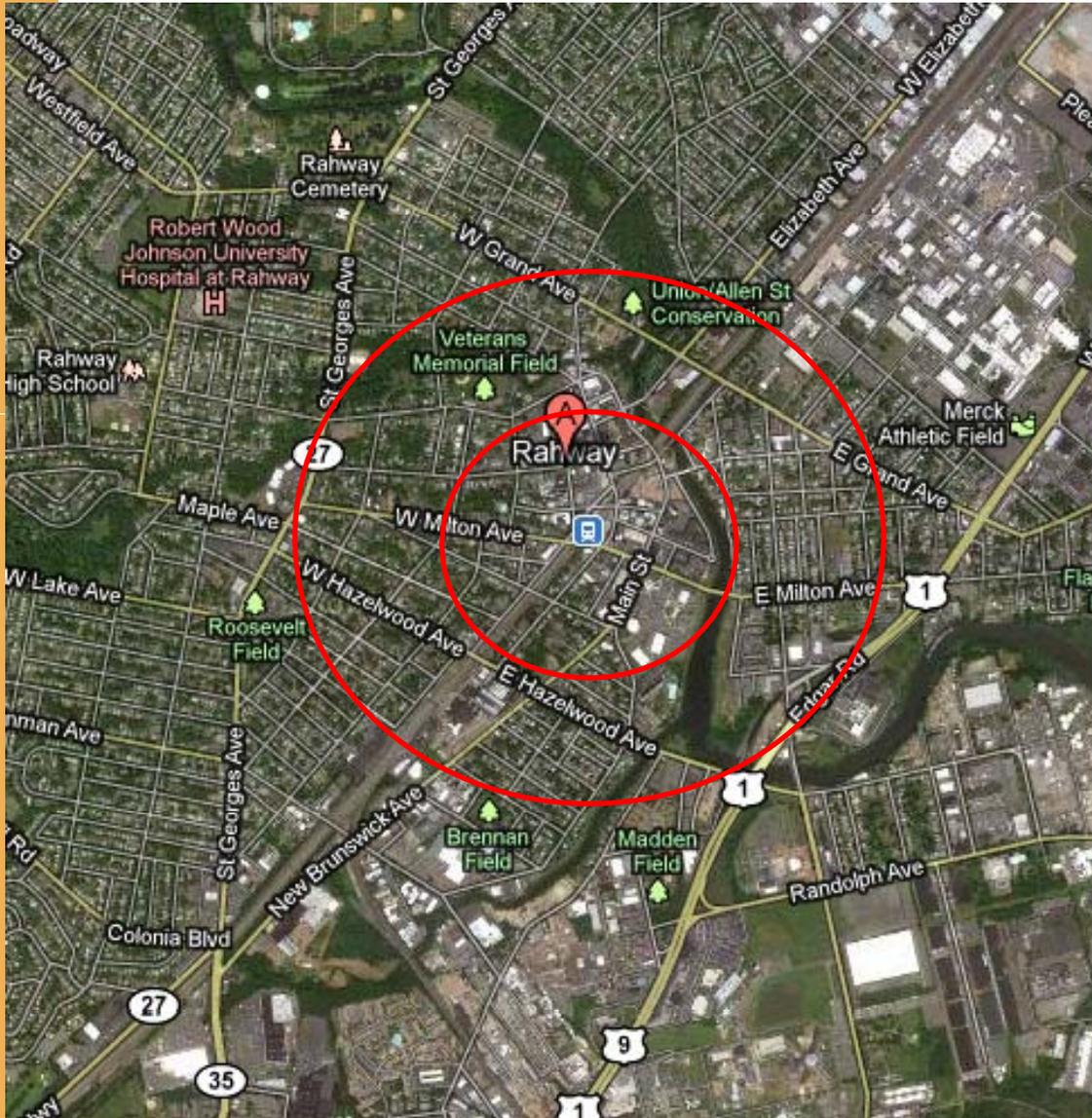


**3**

**TOD Successes**

# Rahway, NJ

## *North Jersey Coast Line Rahway Station*



Source: Google Maps

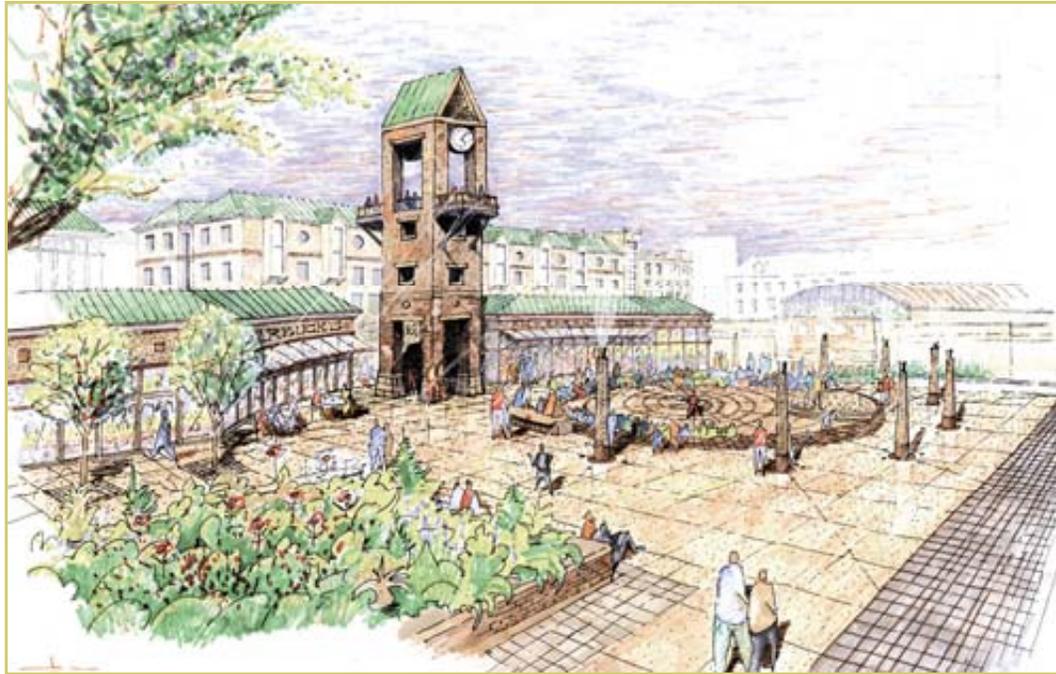
- Northeast Corridor commuter station –service between NYC and Trenton
- 27,000 pop. in 4 sq. mi.
- Median income of \$61,931
- Industrial working class community
- 4,500 employed by Merck pharmaceutical
- Strategic location close to NJ Turnpike, Garden State Parkway

- Walkable central core
- Modest housing stock
- 15 years of planning
- Designated “Transit Village”
- Façade improvements
- Renovation of Train station



Source: NJ Transit

## Rahway Town Center



- Planned in 2008
- Institutional centers, a public library, and a central shopping district
- Commercial, residential and hotel
- Multi-use public plaza
- Received 2008 NJ Smart Growth Award



- New parks and public spaces
- Improved streetscapes
- Defined an arts district
- Multiple funding sources: brownfields grants, transit village funding
- Several private-led mixed use projects



Source: NJ Transit

## Early Achievements



## Park Square Apartments

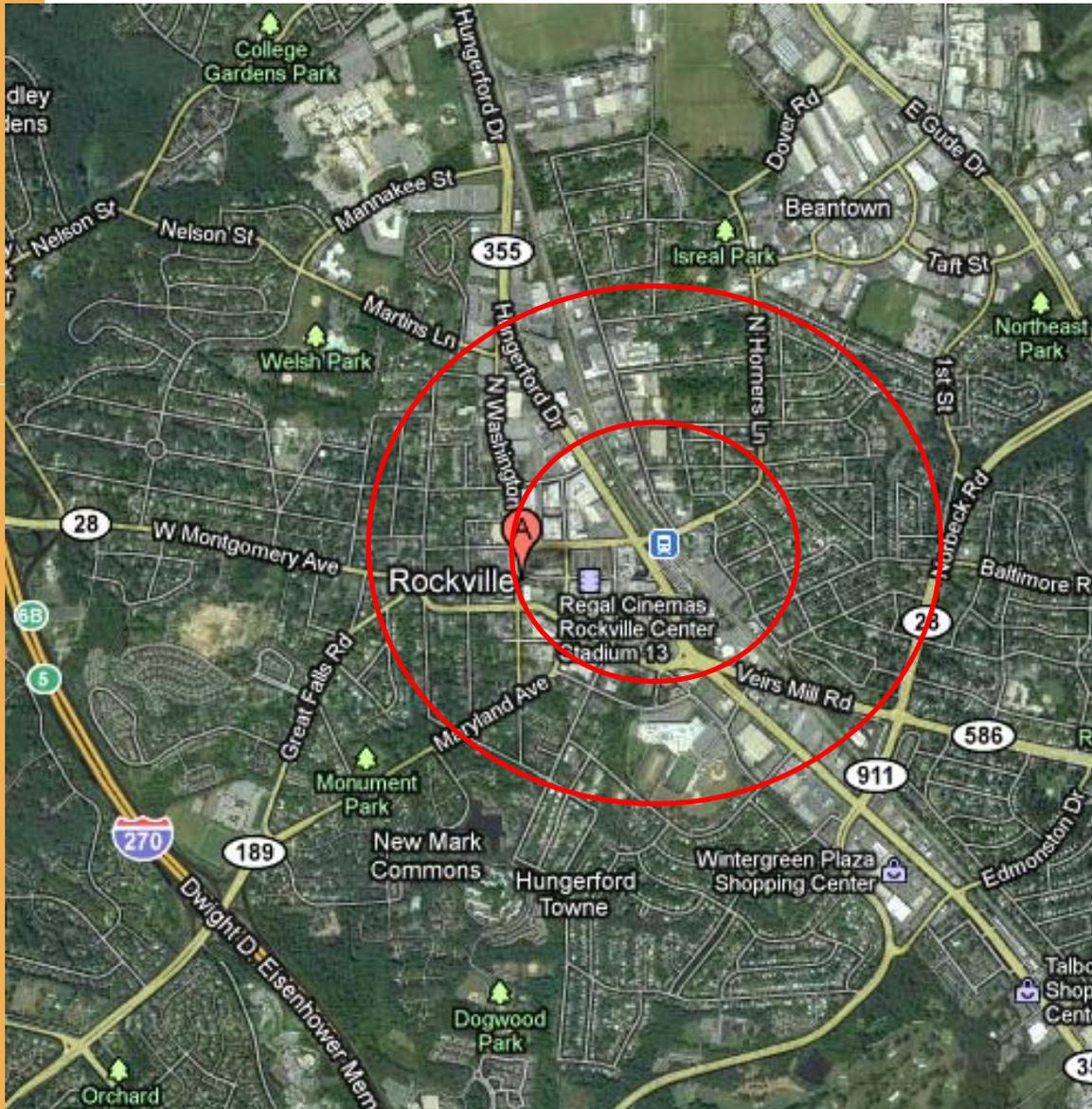
- First large-scale private redevelopment project
- Located two blocks from the station
- Transformed 2.4-acre surface parking into two residential buildings
  - 159 apartments
  - 6,400 square feet retail space
  - 200+ garage spaces
  - Park
- Complexity of land assembly
  - 13 separate tax lots, mostly in different ownership
  - Brownfield remediation (6-yr design, acquisition approvals process)



Source: NJ Transit

# ROCKVILLE, MD

## *WMATA Red Line Rockville Station*



### **Pre-TOD Conditions**

- 12.5 acres of aging strip retail and shopping mall
- Shortage of multi-family housing
- Lacked appealing town center environment

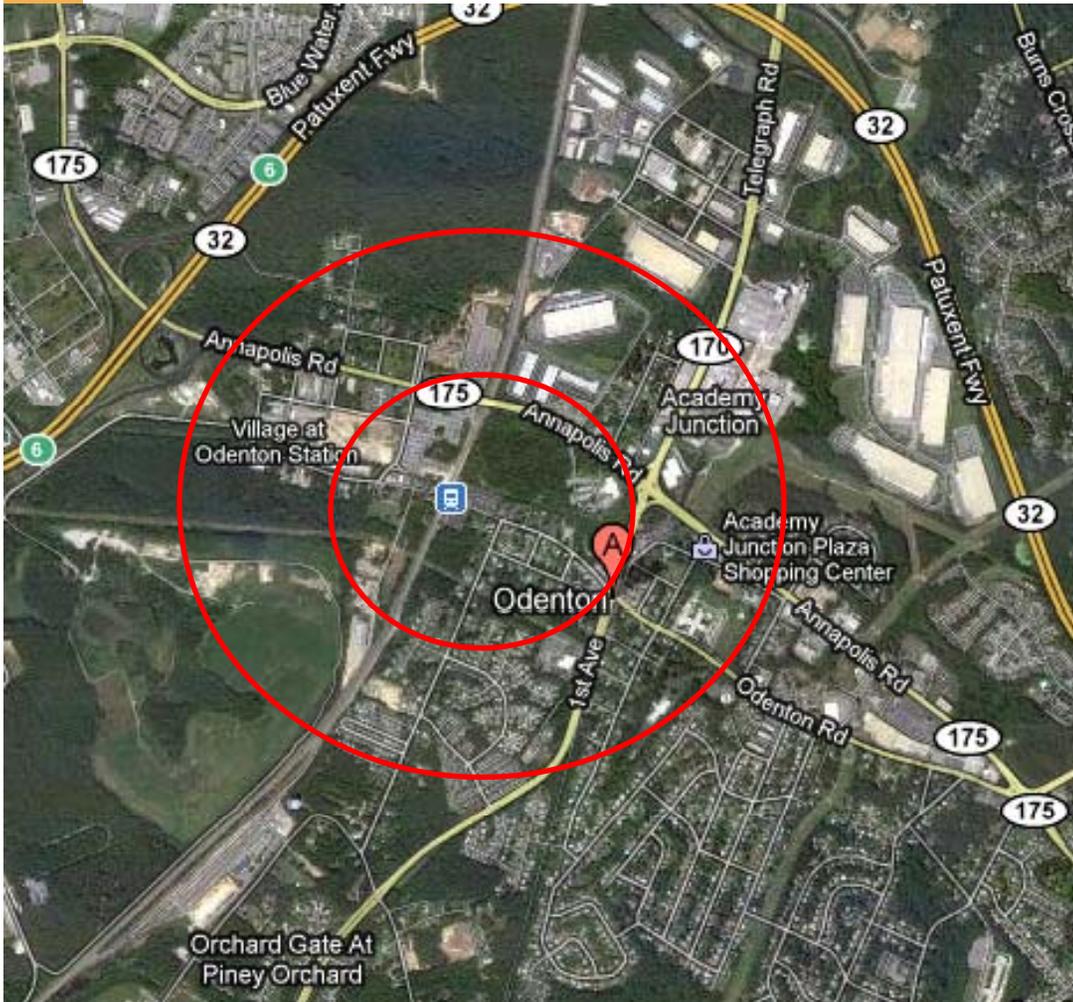
## TOD Strategies

- Redevelopment plan
- Town center design guidelines
- Public-private partnership: parcel assembly and development
- Civic uses & public amenities: affordable housing, library, arts center, and landscaped plaza
- 644 Residential Units: low-rise flats, townhouse/ rowhouse/ maisonette
- Established a community's sense of place
- Well-integrated public spaces



# ODENTON, MD

## *MARC Line*



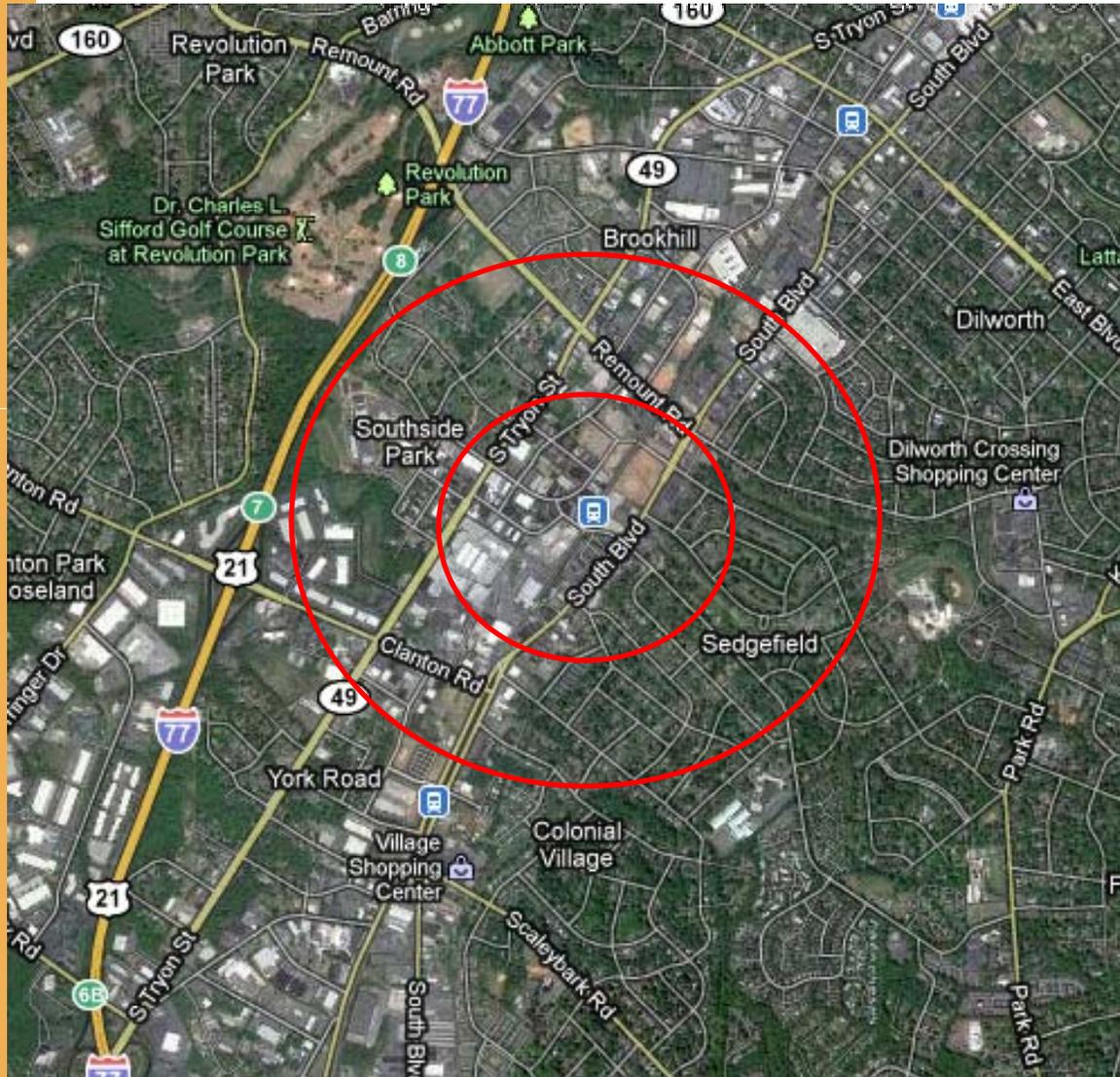
- Fort Mead's BRAC changes bringing new opportunities
- MDOT assisted in development of station concept
- Proposed mix of commercial, retail and residential uses
- Plan consistent with the Odenton Town Center Master Plan





# CHARLOTTE, NC

## *Blue Line LRT- New Bern Station*



### **Pre-TOD Conditions**

- Old industrial uses and vacant properties
- Large blocks and disconnected streets

### **TOD Strategies Employed**

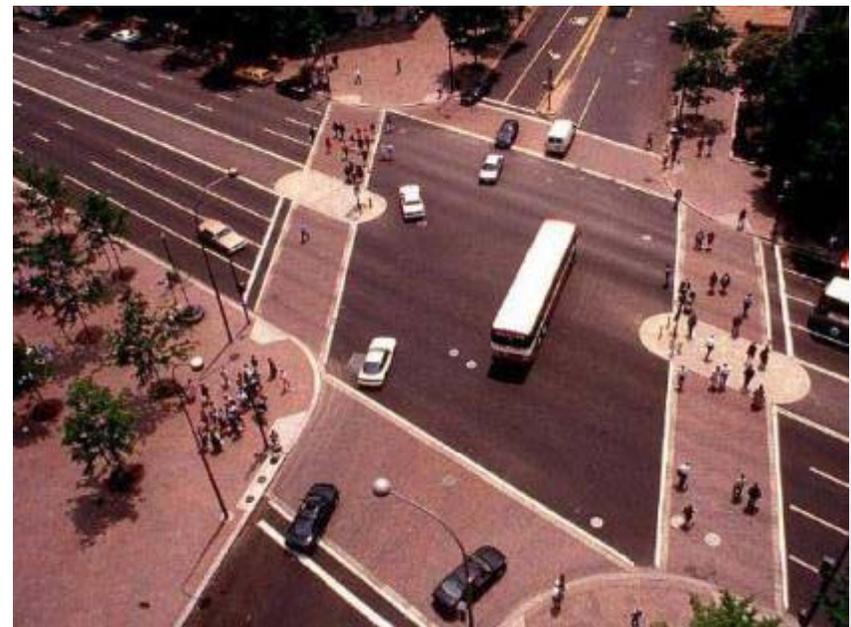
- Integrated transit and land use planning
- City's commitment to "build community"
- Clear guidelines and enabling land use regulations
- Close coordination among departments and agencies
- Communication of development expectations



### \$50 million bond funding

- 14 miles Sidewalks
- 1.5 miles Multi-use Trail
- 10 miles Bicycle Lanes
- 8 miles Street Widening
- 7 Streetscape Projects
- 27 Intersection Improvements

### Infrastructure that supports TOD



### **Three Base Transit Oriented Development Zoning Districts:**

- Residentially Oriented (TOD-R)
- Employment Oriented (TOD-E)
- Mixed-use Oriented (TOD-M)

### **Sample Characteristics:**

- Minimum densities of 20 DUA (1/4 mile) to 15 DUA (1/2 mile)
- Minimum FAR of .75 (1/4 mile) and FAR of .50 (1/2 mile)
- Maximum of 1.6 parking spaces per DU (residential)
- Maximum of 1.0 parking space per 300 sq. ft. (office)
- Maximum of 1.0 parking space per 250 sq. ft. (retail)

# New Bern Station



- Commitment of City to build new street, park
- Relocation of planned transit station
- Zoning that allows for TOD-level densities

# New Bern Station-previous condition



Source: City of Charlotte/Glatting Jackson

# New Bern Station-station area concept



Source: City of Charlotte/Glatting Jackson



Photo Source: Phil Laurien, ECFRPC

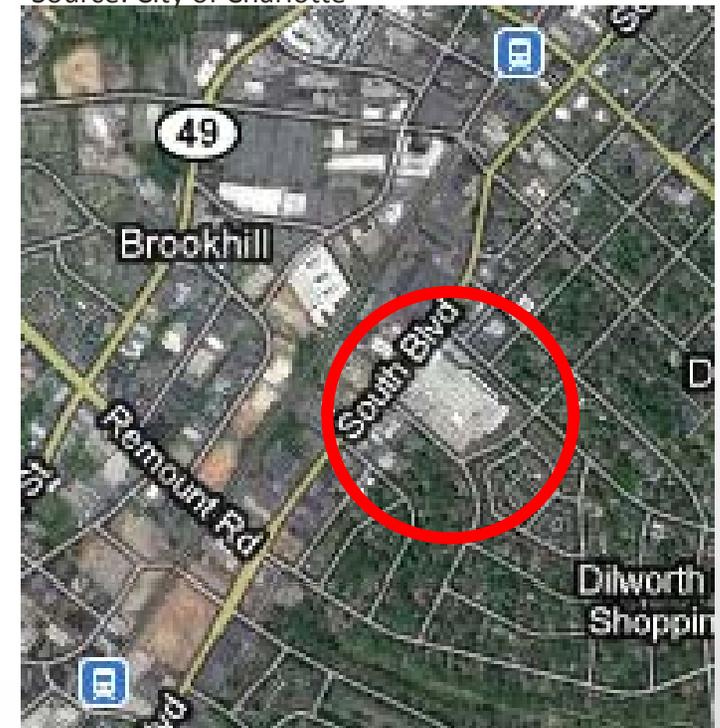
# Big Box in TOD Format



Source: Phil Laurien, ECFRPC



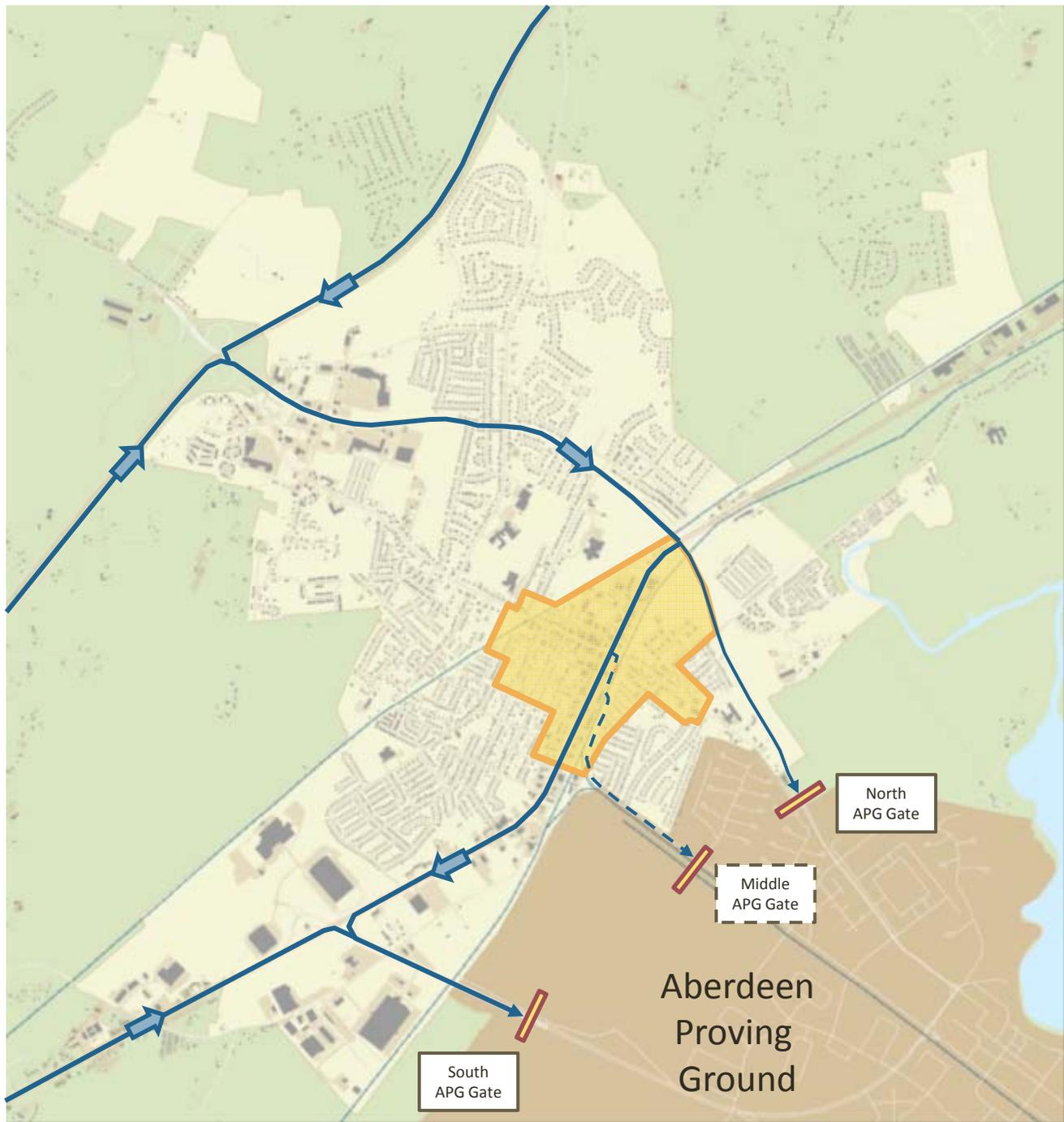
Source: City of Charlotte



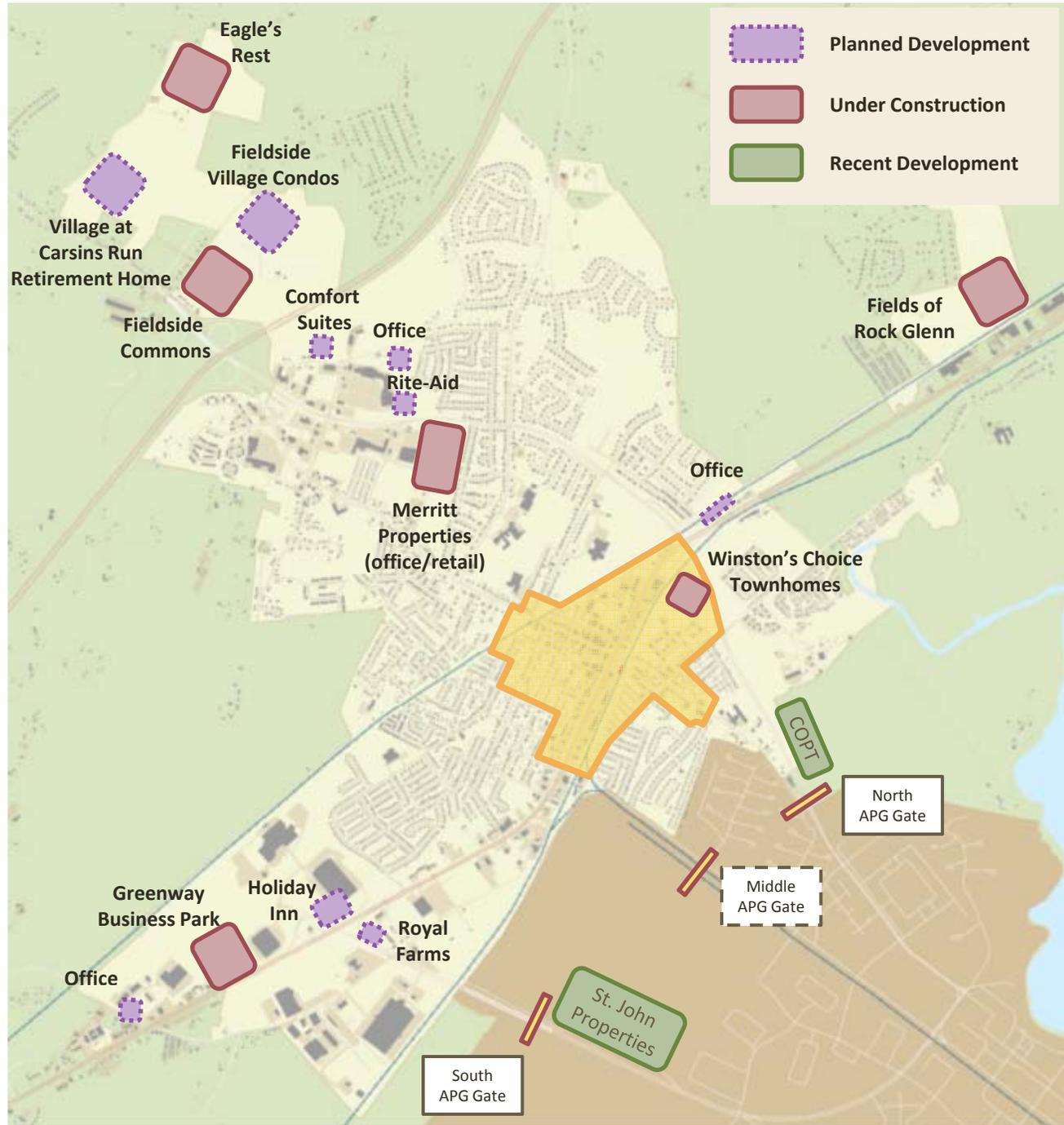
# 4

**What's possible for  
Aberdeen TOD**

# Connections to APG



# Recent Development Activity



# 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

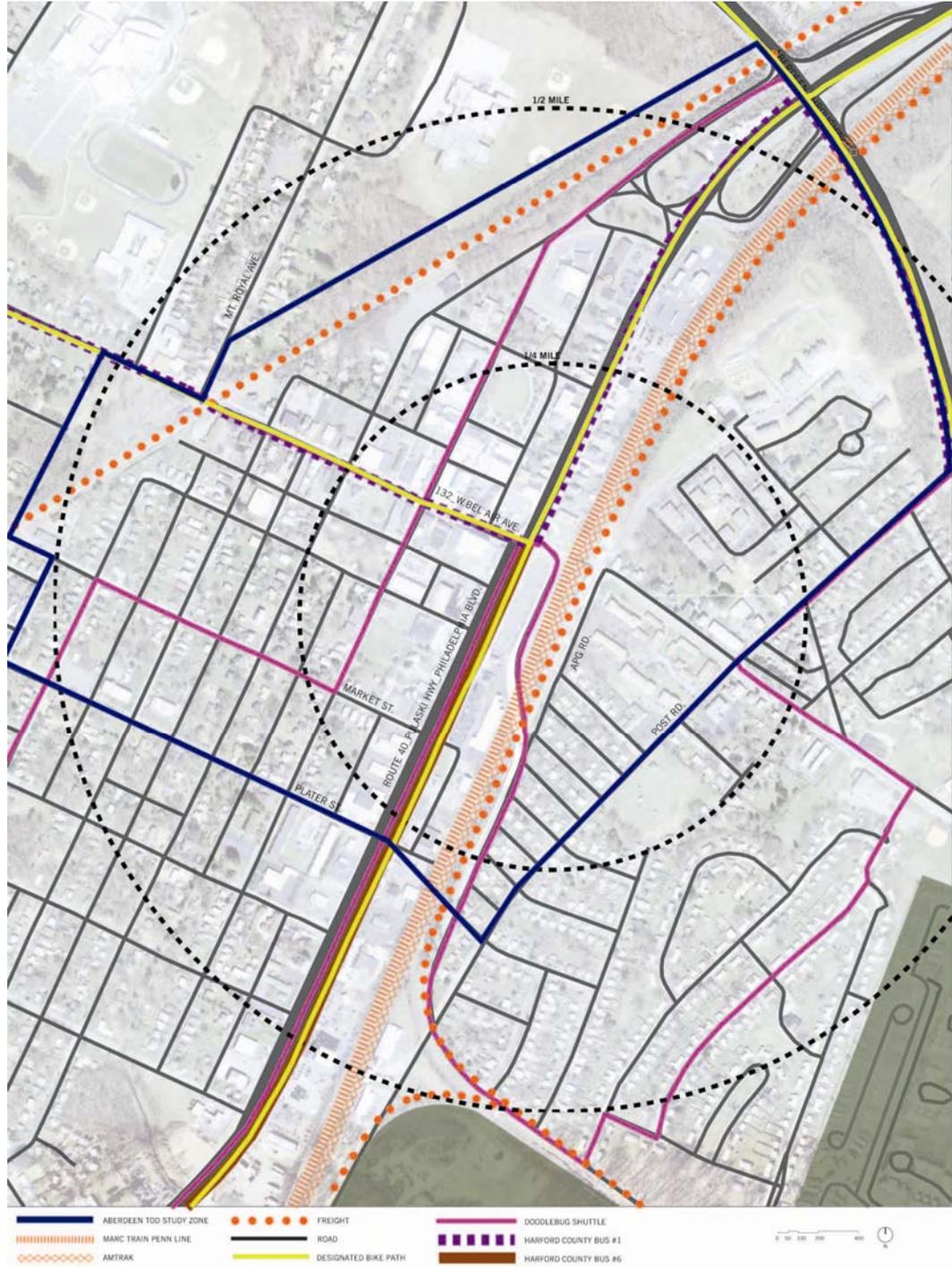


W Bel Air Ave toward Station overpass



City Hall

# Transportation Network



# Transportation Barriers



# Transportation Barriers



existing views - train tracks, underpasses, overpasses

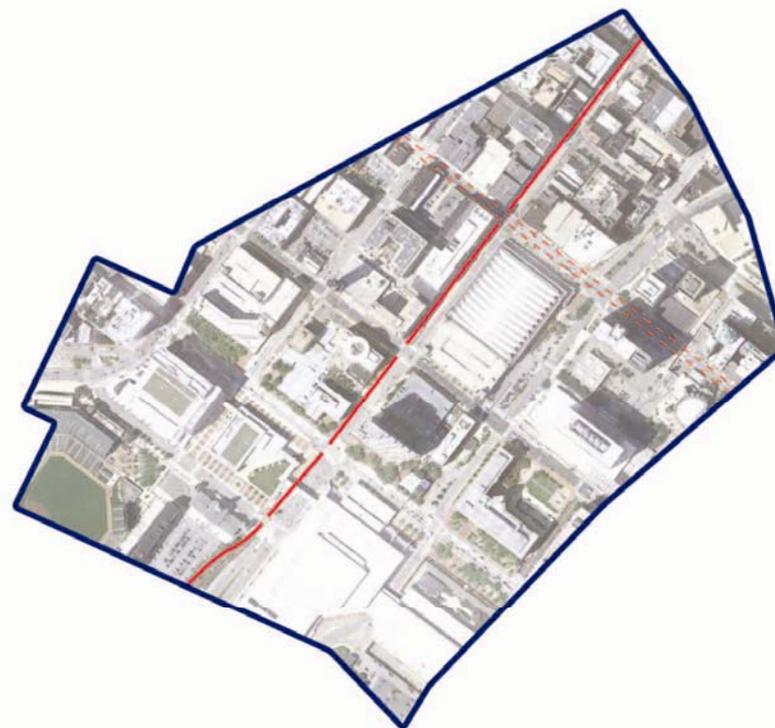


# Scale Precedents

ABERDEEN, MD

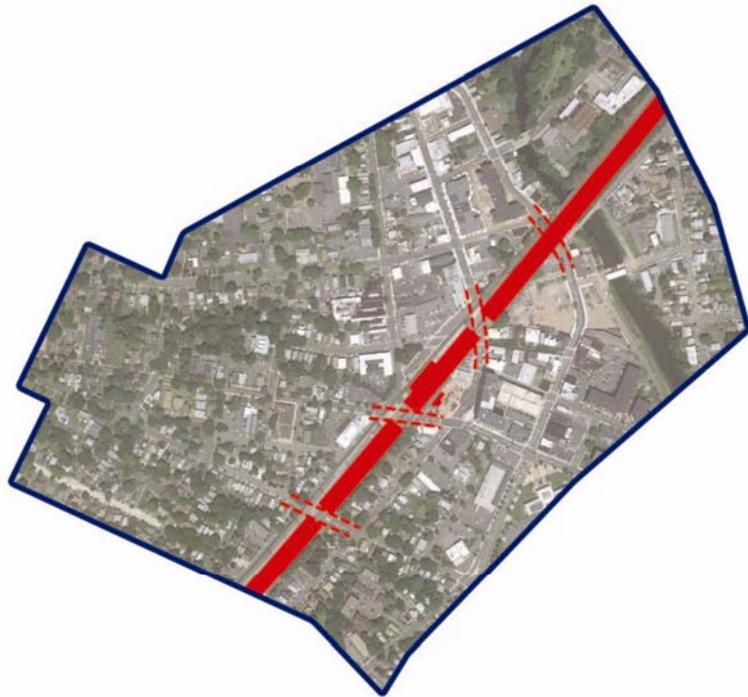


Aberdeen, Maryland



Baltimore, Maryland

# Scale Precedents



Rahway, New Jersey



— RAILWAY BARRIER    ■ STATION  
..... OVERPASS    - - - UNDERPASS

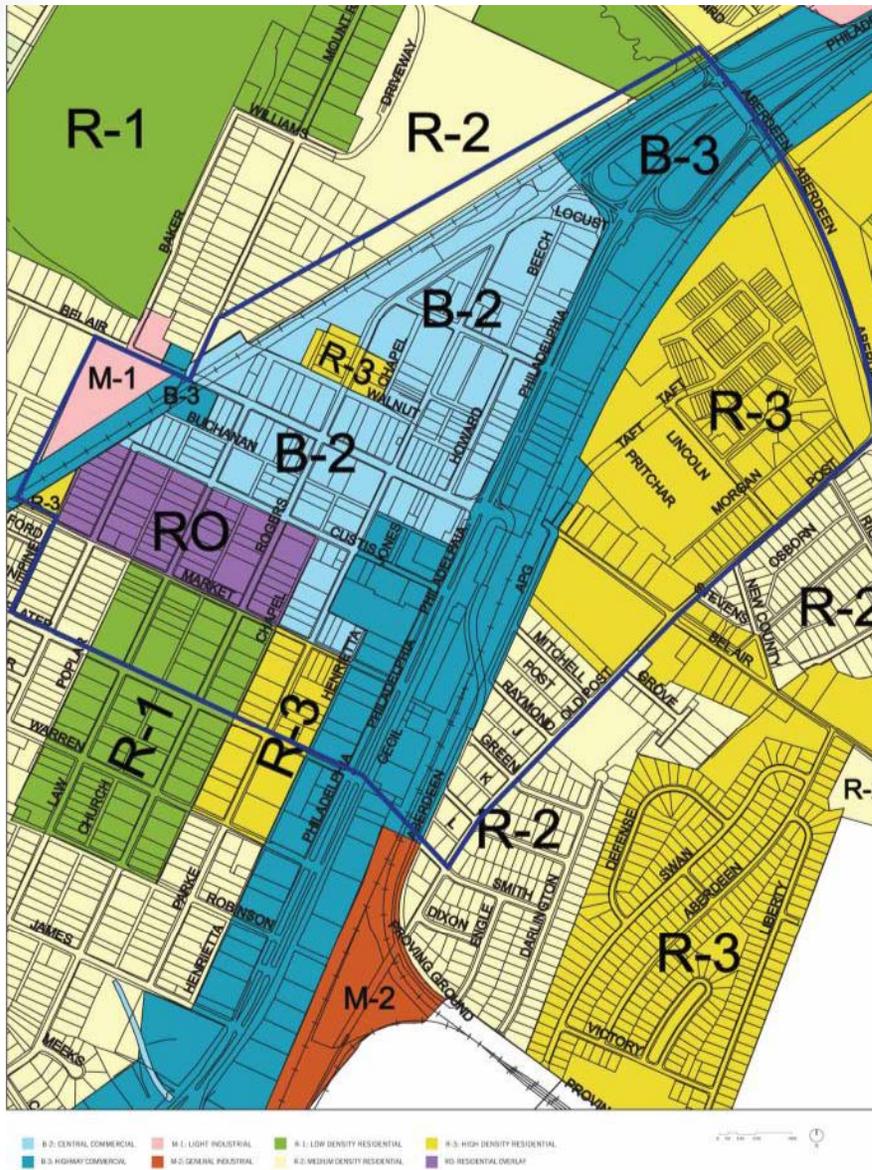
Silver Spring, Maryland

# Parcelization

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



# Zoning and Land Use



Zoning



Land Use

# Gateways and Views



GATEWAY  
 VIEW



# Gateways and Views



 GATEWAY  
 VIEW

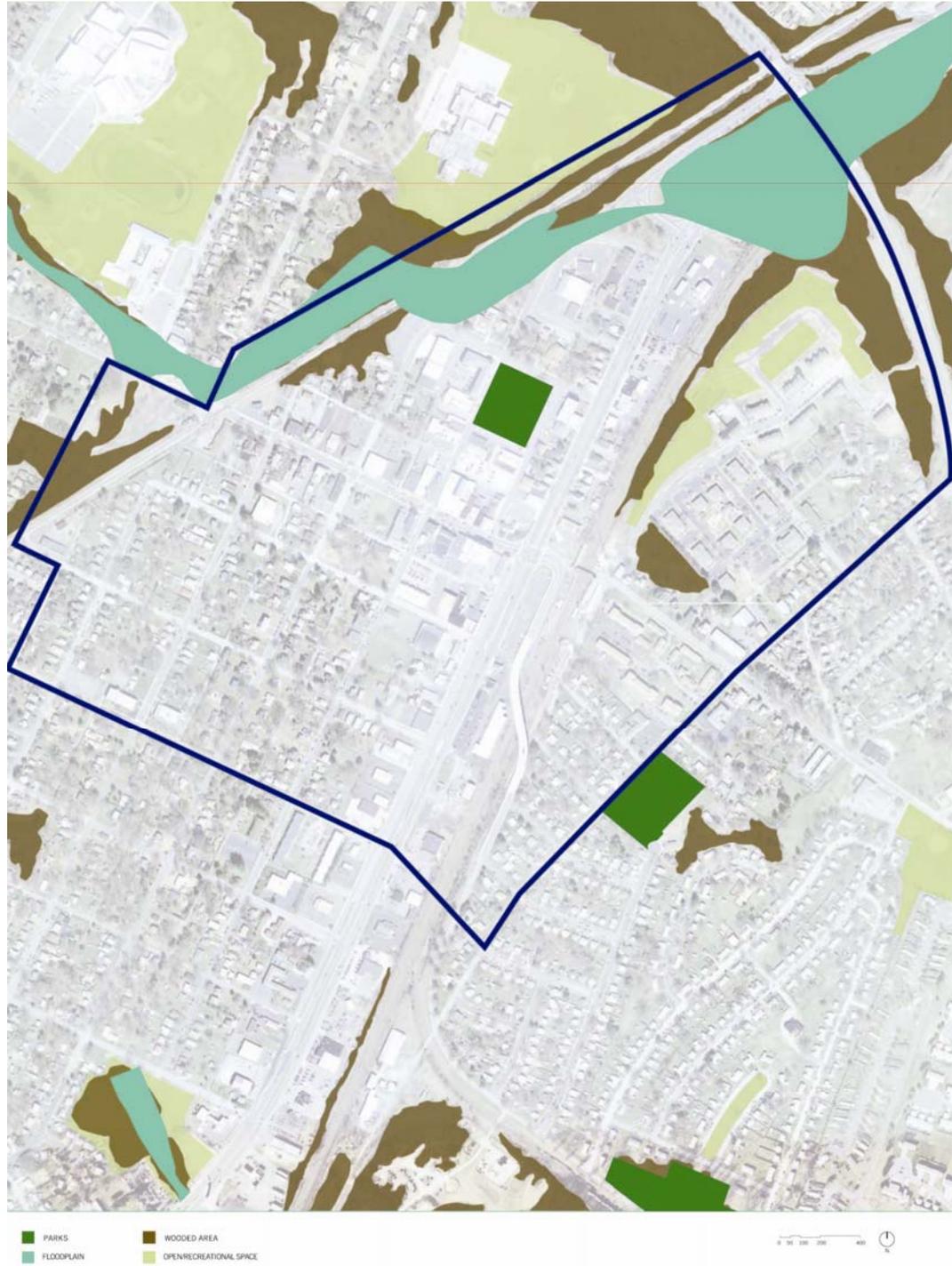


7

8

9

# Green Space



# Greenway Network - Proposed



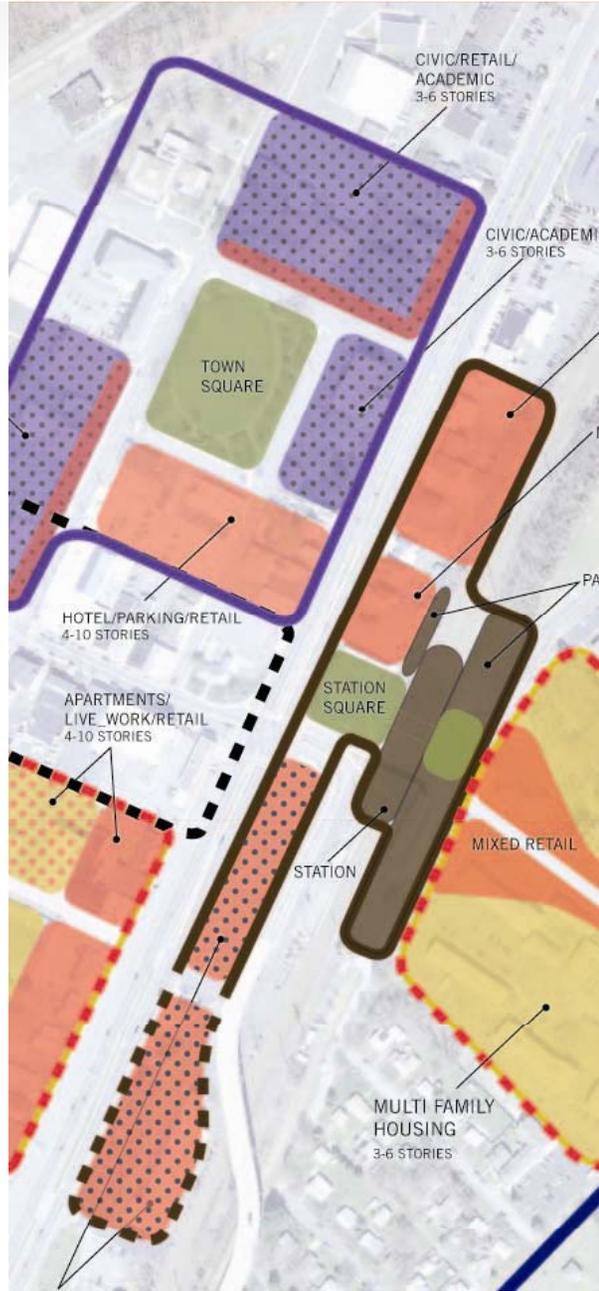
example of green boulevard



example of hike bike trail



Land Use - Proposed



TOD Area 1 – Station Square

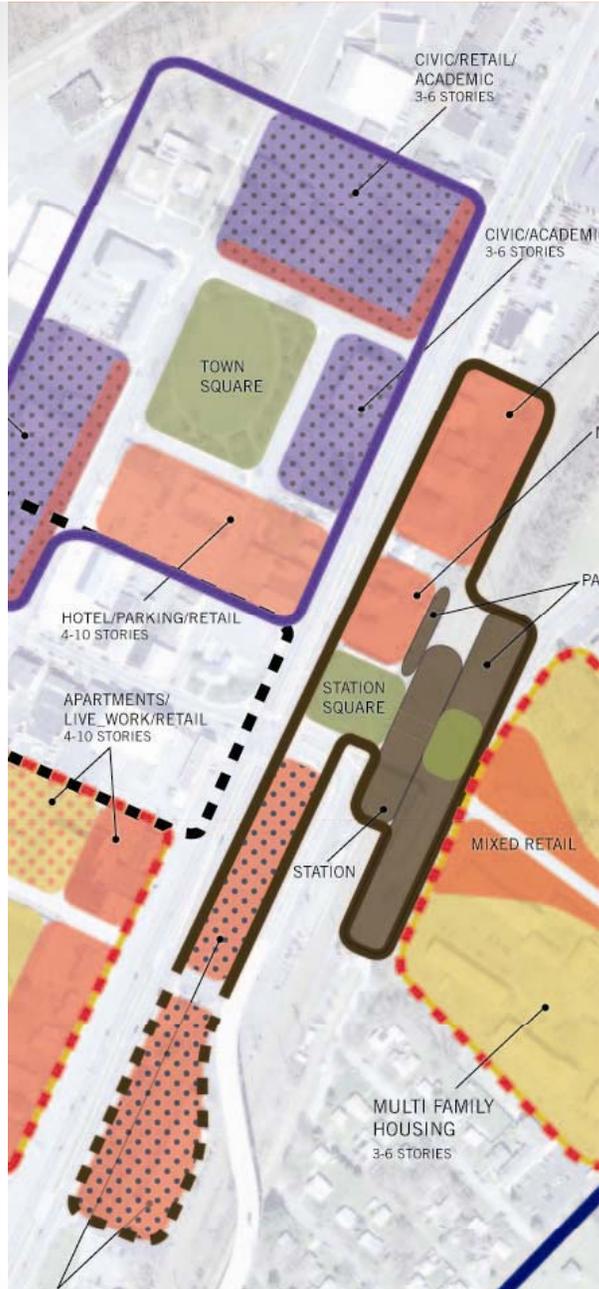


existing view - Rt 40 vista from pedestrian bridge



existing view - train station parking lot and overpass

# Land Use - Proposed

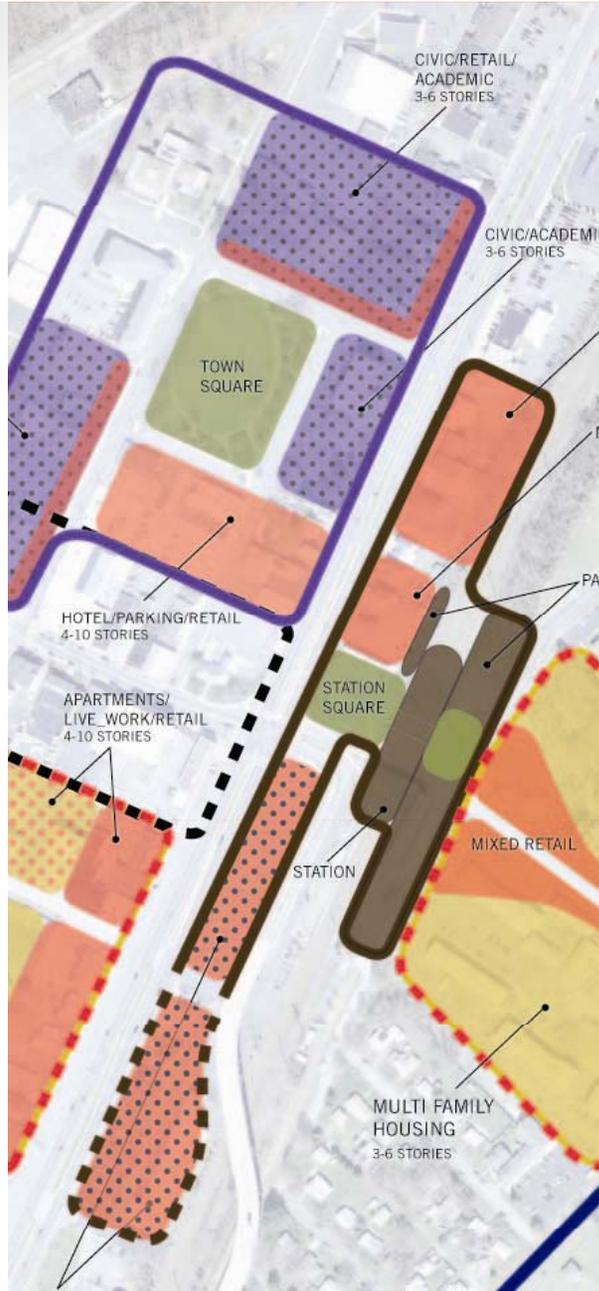


TOD Area 1 – Station Square



Rt 40 - example of streetscape plantings, medians

Land Use - Proposed



TOD Area 1 – Station Square



example of farmers market structures



example of amphitheater/plaza and crossing

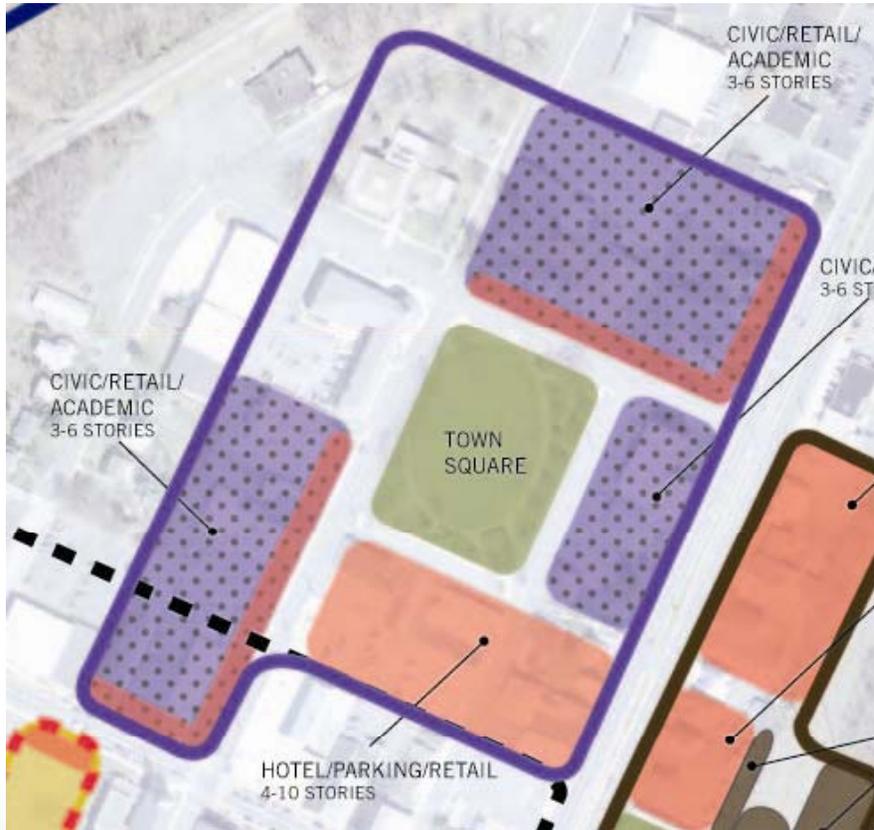
Land Use - Proposed



existing view - City Hall, Parke St west



existing view - festival park south



TOD Area 2 - Town Square



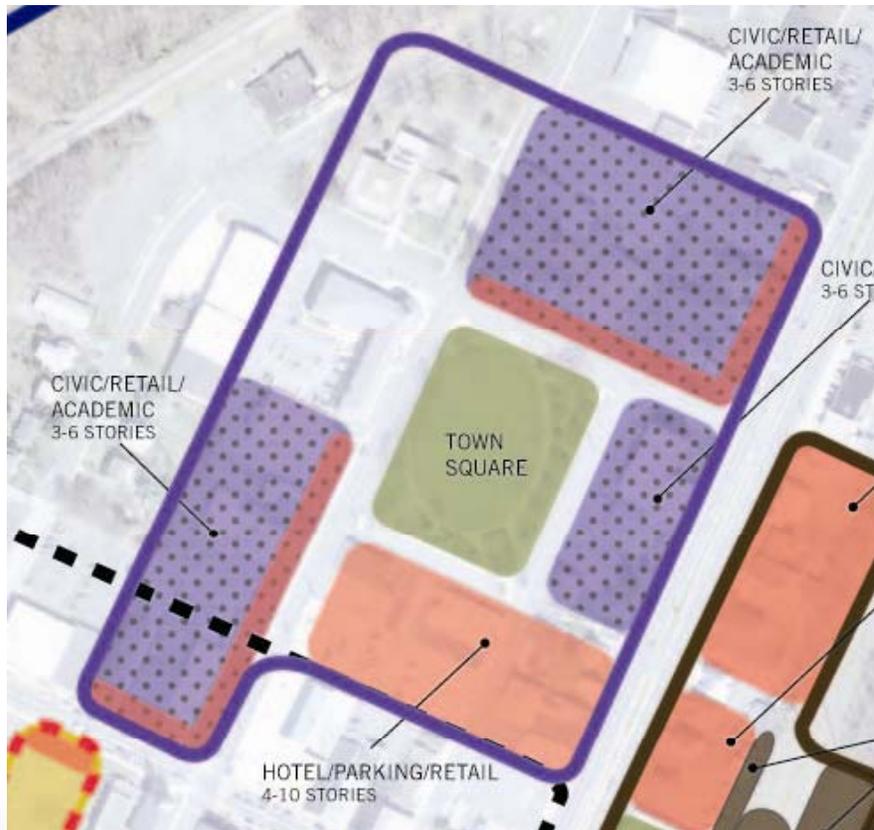
existing view - festival park west

Land Use - Proposed

example of hotel over retail



example of hotel

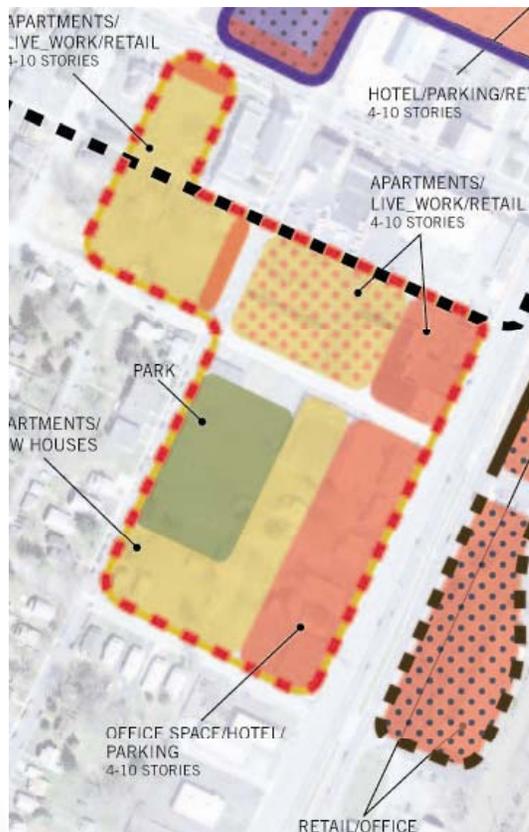


TOD Area 2 - Town Square



examples of academic buildings

Land Use - Proposed



existing view – houses on Market St



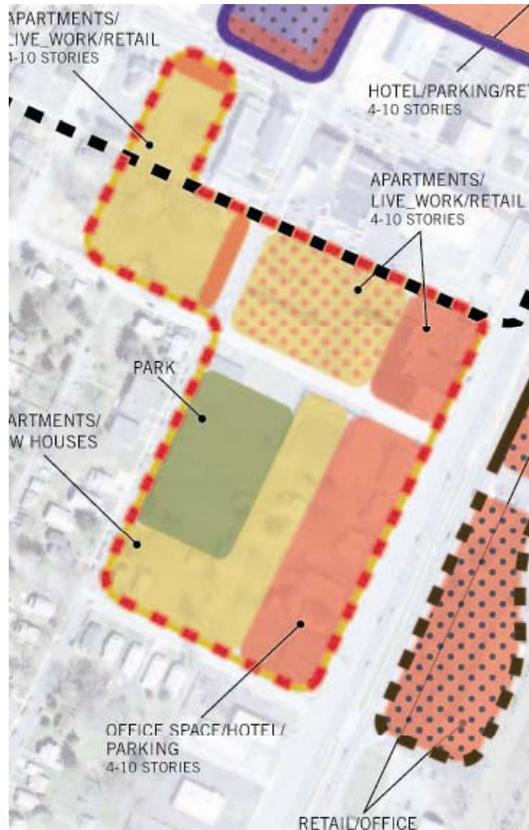
existing view – bowling alley

TOD Area 3 – Townhouses + Park

Land Use - Proposed



example of live-work over retail



TOD Area 3 – Townhouses + Park



example of urban park

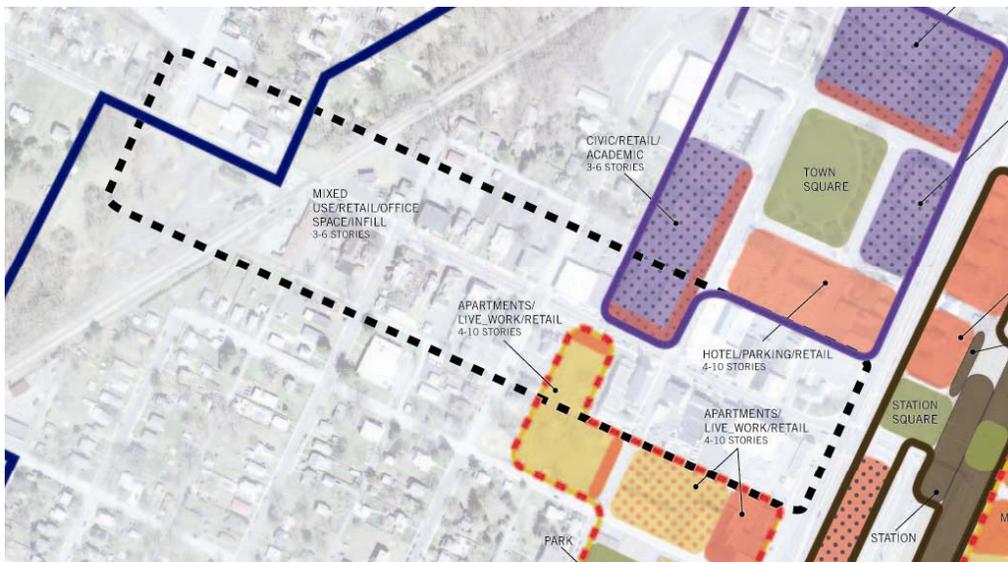
Land Use - Proposed



existing view - W Bel Air Ave - north side



existing view - W Bel Air Ave - south side



TOD Area 4 - Commercial Infill on W Bel Air Ave



existing view - W Bel Air Ave  
historic residential

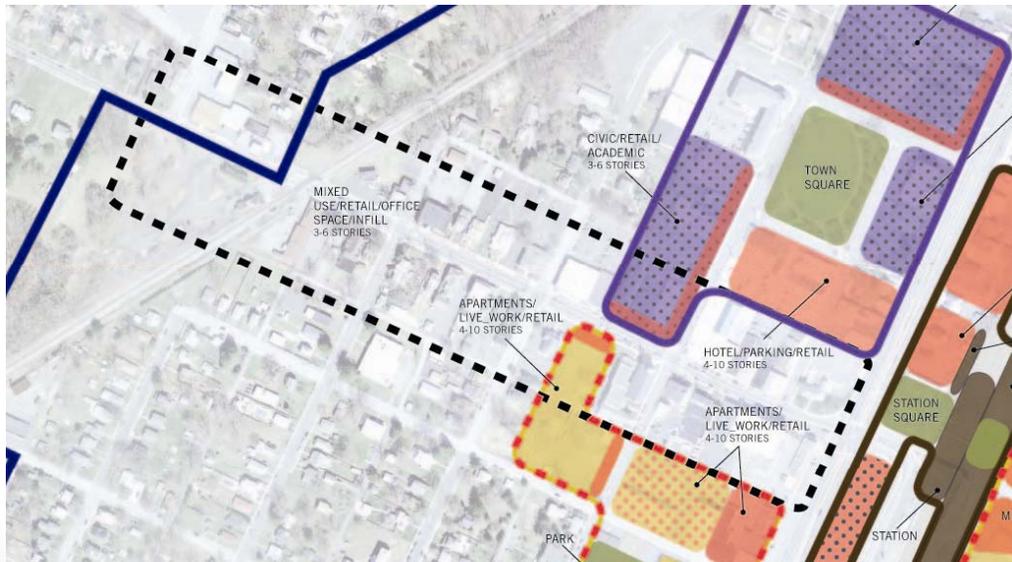
Land Use - Proposed



example of streetscape – trees and sidewalks



example of streetscape commercial infill

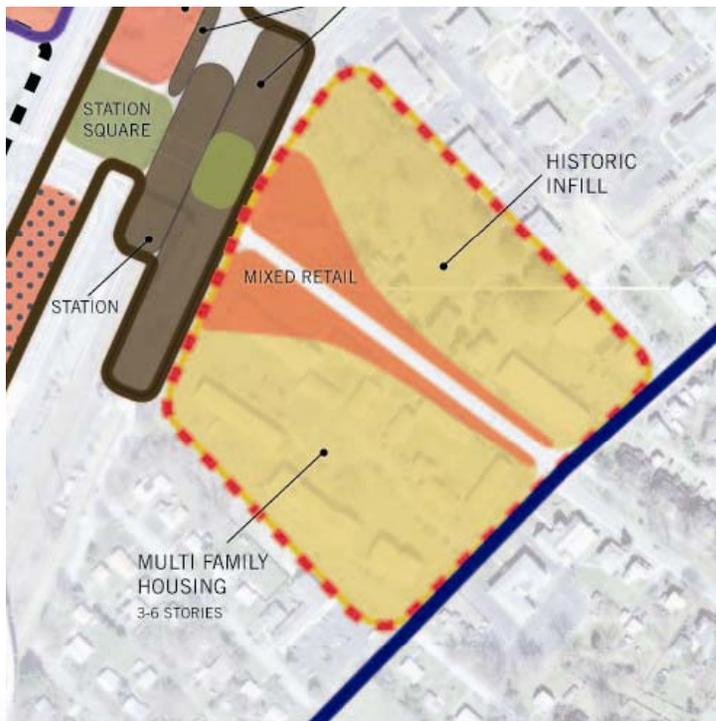


TOD Area 4 - Commercial Infill on W Bel Air Ave





existing view – E Bel Air Ave multi-family housing



existing view – E Bel Air Ave historic residential

TOD Area 5 - Historic Infill and Multi-Family Housing on E Bel Air Ave

Land Use - Proposed



proposed multi-family housing



proposed historic residential infill

TOD Area 5 - Historic Infill and Multi-Family Housing on E Bel Air Ave

# Vision





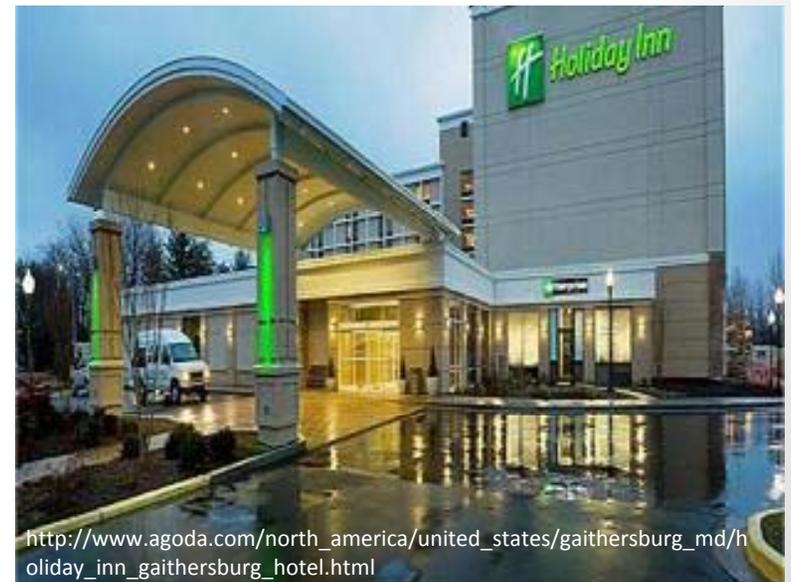
**Where shall we go from here?**

## Group Exercise - Instructions

- **Design Exercise Instructions**
  - Consider the station concept presented
    - What are the strengths/challenges?
    - What would you change?
  - Using your land use “puzzle pieces”:
    - Create the proposed concept plan
    - Create a new plan, if desired
  - Synthesize key ideas of your plan by drawing on the trace
- **Actions Exercise Instructions**
  - Identify key elements of your proposed plan for action
  - Provide as much detail as you can- lead agencies, applicable programs/mechanisms, funding sources, and timing
- *Select a spokesperson to present for your group*

# Recruit a hotel to locate downtown

Gaithersburg, Maryland –  
Downtown Appeal



# Entertainment in downtown

Patterson Bowl, Baltimore MD



<http://www.thefederalounge.com/showthread.php?29532-Duckpin-Bowling>

# Get University of Maryland annex within TOD

Salisbury MD – University Annex



Create frequent service shuttle between downtown, station, and key APG employments



<http://www.ftmeade.army.mil/news/2011/march/2/iccbus.html>

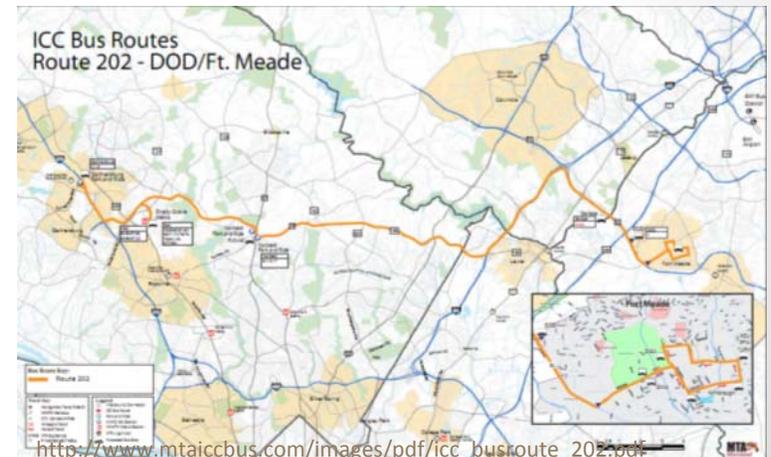


<http://www.mtaiccbus.com/>

Shuttle service – Gaithersburg to Fort Meade



<http://www.mtaiccbus.com/>

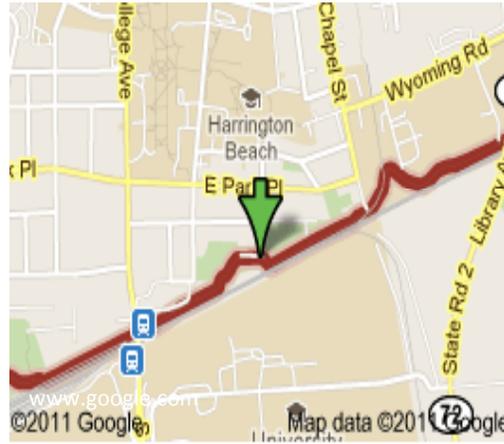


[http://www.mtaiccbus.com/images/pdf/iccbusroute\\_202.pdf](http://www.mtaiccbus.com/images/pdf/iccbusroute_202.pdf)

# Create a hiker-biker trail along Amtrak



<http://www.trailink.com/trail-photos/james-f-hall-trail.aspx>



James F. Hall Trail  
Newark, DE



<http://www.americantrails.org/nationalrecreationtrails/trailNRT/James-Hall-Trail-DE.html>

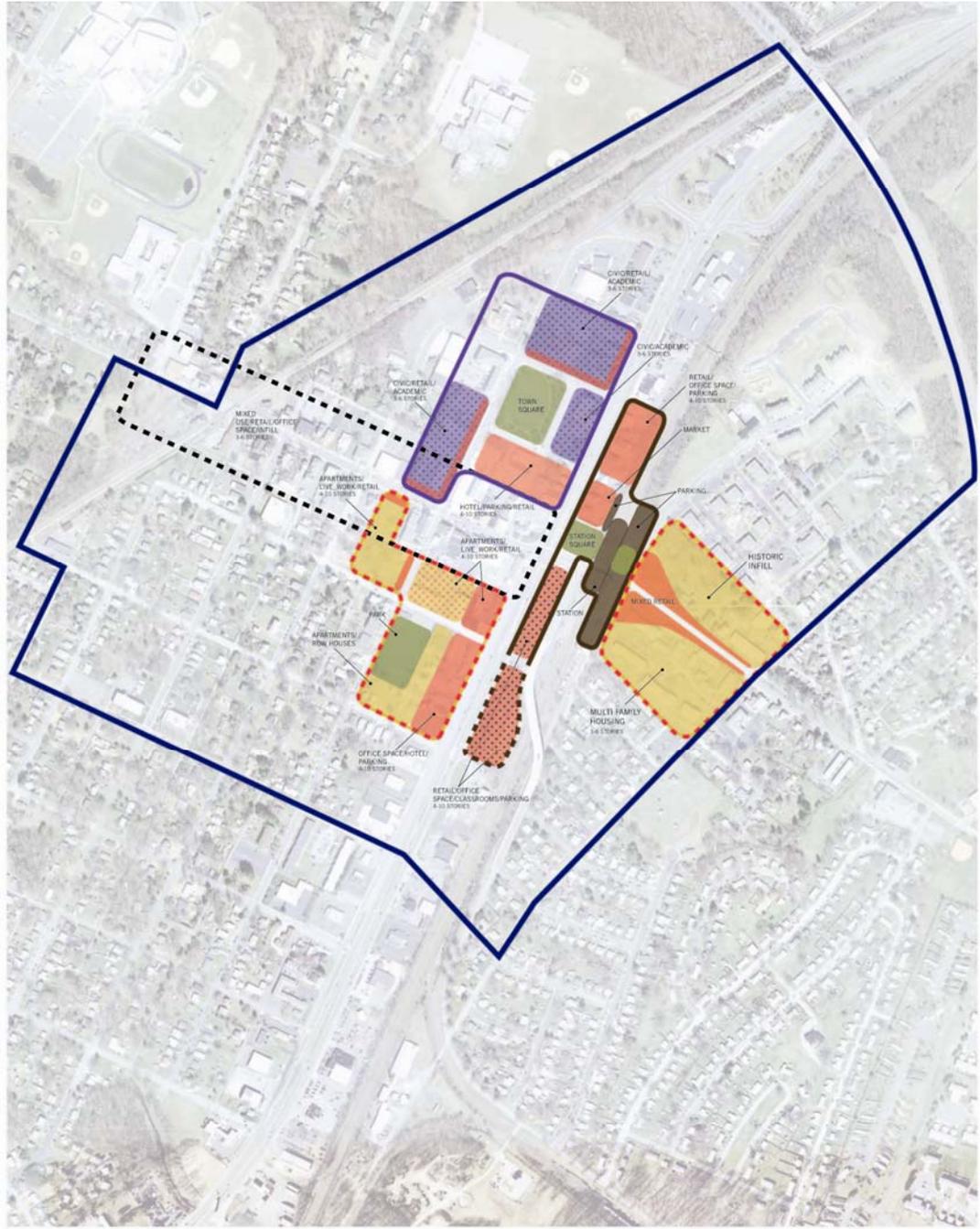


<http://www.worldisround.com/articles/11873/photo35.html>

# Retain and expand downtown community center



# Land Use - Proposed



- CIVIC
- COMMERCIAL
- HOUSING
- PARK
- STATION
- ACADEMIC

