

INNOVATION DISTRICT MASTER PLAN

PUBLIC MEETING NOTES

PUBLIC MEETING GENERAL QUESTIONS

1. What are the greatest strengths and greatest weaknesses of the study area?
2. What is your greatest hope for this area?
3. What opportunities or amenities or uses would you like to see here?
4. What is your greatest fear?
5. What are the greatest needs for this area? Priorities?
6. Is the transportation infrastructure adequate? Any specific thoughts about needs or improvements?
7. Do you ever visit the area? What would bring you to the area?
8. What are the residential needs in this area?
9. What are the commercial needs in this area?

TABLE 1

Strengths

Rapid Growth - Runway Extension

Hanger wait list

Larger class of aircraft - Charter
Commander

Location - access to Calvert
proximity to Potomac River

Weakness

S No instrument approaches / Visual only

Potential noise concern

Capacity / Finite

What do you want to see?

- Restaurant - Food Service - Gathering
Pilot community
General public
- Children's Activities / Playground
- Bike paths / Connecting to airport center
- Airport View connecting to Airport Dr.
- Coffee shop / Brew Pub supporting 3rd Bldg
students
- Student Housing?

Transportation Needs :

Inadequate - County-wide

Tie Innovation District into transportation system

Alternate forms of transportation

walking

Green Options

Unmanned

Center for events - Outdoor
Town Square
(Oshkosh example)

What are the unique aspects -

- Autonomous transportation moving * people @ airport district
- Observation Areas
- Demonstration Field/Opportunity (Manned & Unmanned)
- Flight simulators
 - Public appeal
 - Workforce recruitment for aviation industry

USMSM needs to consider —
Education for K-12 / ~~STEM~~
Educate the Educators

Tech → Creative Arts consideration
Graphic Arts

Residential

Hotel / Student Housing

Loft / Extended Stay

TABLE 2

Strengths

- a/p community knowledgeable/educated
- local businesses
- local education
- undeveloped/potential
- increased capacity - room to grow

Weaknesses

- encroachments
- lack of ~~the~~ A&P
- isolation of airport
- food
- amenities
- commercial aviation
- local transit
- unfriendly airport
- ~~deep~~ investments
- Risk averse Environment
- ~~Stout~~ Regulatory Barriers

2. Economic Expansion
Increase ped traffic, friendliness,

3. ABP
Restaurant
meeting place / gathering for conversation

4. Greatest Fear

Encroachment: Resident pushback

5. Greatest needs:

ABPs

more hangars

can regional airlines land with LPV Approaches?

Regulatory receptiveness

TABLE 3

Strength

✓ Location to PAX Rivor

Unique to So. MD

Chosen UAS center University System

Community Wealth

~~Major entertainment facility~~

Weakness

✓ Close to Residential area

No MASS transit (Bus, Walking trails)

✓ No Restaurants

✓ Neg. Impact on surrounding Community

Hope

To develop with more businesses

Provide more transportation options
~~Major~~

Increase jobs

~~Help~~ Help retain people / jobs in Co.

Keep SMC Relevant

Natural place for young people to move

✓ Subarea Plan for SMC
New + Innovative

Improve Quality of Life

Strengthen BRAC

Opportunities

Transportation

WALKABLE Community

More modern Area's

↳ Gathering Area

↳ Experience

Affordable Housing Rental Modern Apts

MAJOR entertainment facility

Fear

More traffic

Waldorf Unplanned Urbanization/density

Crime

Changing landscape/Character

Sprawl

Over promising Under delivering

Interference with PAX River mission

Safety/Noise

Greats Needs

Infrastructure

Security of innovation

Worker Retention

Competitive Salary

Compatibility with Wilde wood

Adequate Transportation
NO!!

Widen Roads

Uber/Lyft

More Innovative transportation ideas

Trolley / Shuttle ~~Mon~~ Shuttle Plane

WALKING + biking trails

Improved busing with bike RACKS

Visit Area?

Fly In Farmers Market

Work here

Visit Airport

meetings at HighEd center

Tech Port Bringing People together

Technology
Entertainment
Restaurants

WALKS

Housing

Upscale Affordable Rental

Units

Apartments

No grass

Compact Cluster Housing
Wide Roads

Commercial

Advertising

Annapolis Town Center

Restaurants / complex with courtyard
Gathering Places

Gym

Affordable Places

Cheap beer
Brewery

Support Services

No/Less franchise

TABLE 4

Strengths

- + Proximity to Pax River
 - FAR, but not too far
- + UMD investment in Building 3
- + CAP/STEM activities in place
- + Available land to expand
- + Diverse base of users
- + Central location in county

Weakness

- Not connected
- lack of residential land
- limitations of
- lack of diverse technology sectors
→ all aviation
- No Food
- No Beer
- Parking
- No affordable housing

HOPES

- Co-existence of ^{Civil} Airport and innovation ^{operational} growth
- attract young + entrepreneurial technical engineering professionals
- Inland manufacturing + prototyping
- A diner @ the airport
- a connected diverse destination to hang out learn and innovate at.
- high tech research @ UMD B.3

③ - Diner

- Sidewalks
 - electric ^{rental} bikes / scooter
 - Outdoor theatre seating
 - Skyway to 235 ~~area~~
 - parking
 - brew pub
 - light rail / tram
 - lighted trails system
 - paths into wildewood / Forest Friends
-

④ Fears

- close ^{limit} airport to civil aviation
- encroachment of residential
- loose funding to B 3 of UMD
- loose public access to terminal building
- BRAC / lower defense budgets
- wildewald shopping center decline
- unconnected islands

[5] Needs

- investors - funding
- affordable housing
- lack of meeting space
- resolve traffic

⑥ No.

Fix it

7.

8. - more rental (walkable)

- mix use

- green space gathering areas

- dog parks

- Food

- Beer.

① - high speed net / fiber

- Pilot shop
- diner
- parking
- Bigger hanger for transit projects
- Flex space
- Info center
- Conference space
- Night life
- extended food/Beverage during week

TABLE 5

① infrastructure already exists (+)

distance from the base (+)

zoning + natural restraints (-)

new airport access road (+)

② Planned ~~is such a way~~ growth w/ sustainable vision
↳ similar to examples presented

interactive community

lighting for areas w/ sidewalks + bike trails

Parking!

Will there be a need for a small fire department in this designated area?

③ Industries that complement the airport

Observation area in airport terminal

tie in to STEM education

^{Nice} Hotels w/ conference room space

- ④ Competition w/ existing plans (i.e. USMSM new build)
 traffic issues during expansion
- ⑤ ~~5~~ Is there community support? Opposition will delay future project plans
- ⑤ walkability, sustainability, open space
 top golf
 need a community "draw"
 - we do not want this to only be a 9-5 community
 - no bedroom comm.
- ⑥ Shuttle service from airport to base?
 parking
 rideshare services — uber, etc.
 Current transportation infrastructure is inadequate
 helicopter service b/w here + DC.?
- ⑦ Restaurants, dining, coffee shops, retail, top golf
 Nightclubs
 Quick shops, more than food trucks for employees in area
 Annapolis town center as example
 General aviation tourism (see eastern airport)
 ↳ pilot destination, fly in to grab lunch + visit
 ↳ we need to make people WANT to fly in!

Skyzone, i fly

- ⑧ Access through the back of airport
Connection to St. Andrews Church Road
get residents engaged in this process so that they
do not see this plan as a threat
gas station

Manufacturing Companies
businesses that are not tied to the base
tourism

Hotel w/ conference space

Conference Center

Open air market

Grocery store?

TABLE 6

STRENGTHS

Sub Proximity to PNAS

Airport Asset exists

Lots of Room

High population of Science & Tech resources

Decent Shopping Center nearby

Lots of housing Nearby

Existing incubator

Good base now for mixed use

Good access toward DC & Calvert/Ag.

Utilities are already present.

Located near University.

Weaknesses
Strengths

Dirth of sound Events.

Fixed population - not geared for transient
- need to nurture local pop

Hard to draw young to SMC -

Hard to get plugged into sound scene

Family oriented area - Hard to date ^{small pool}

County had big growth event 70K to look+
- can infrastructure absorb another big incr.
(schools, sewer, water etc)

Lack of events & venues for entertainment
Insufficient outreach & advertising for what we do have

Not on direct logistics supply chain in SMC
- hard for all business types (ret + rest)

Hopes:

Growth is Managed - not haphazard "weed garden"
Keep it primarily High Tech - not warehouse dist.

Better integration of 'come here's'

Tie into SMCo Schools

Want more social events venues / not just bars.
festivals.

Wants a rock climbing Venue

Connections to BNTI - something more than general aviation use

Amenities

Sidewalks & trails desired

Connections to 310th Tr & Wildwood Tr.

A coffee shop that "stays open"

Fear "Don't want" shouldn't attract stores don't
make it competition for existing Comm on 235
AM

Lighted night trails, rec fields
→ make dist a rec focused area not comm.

Fear Concern about Cottonwood Parkway w/ too much
impact on existing community

Fear Encroachment that negatively impacts
Airfield

Encroachment that negatively impacts neighborhood

"Horrendous traffic" perhaps employ restricted
access for trucks &

priority

Safe recreational facilities
- for adults, y.a. & kids too

No "clunky chesse" please

Consider school capacity issues:

2nd bridge to solomons.

Commute airline capacity - ADD
regional alternatives to BWI

"Fios" or other network utility optior.
Extend natural gas to

Transport

Better advertised Local Bus/Transit
append to Innov. dist.

Safety & security - legiting

Need job overtion - HS → tech center →
to Innov dist
resources
CAD/Aircraft maint
· U.T.I. type training for non college path

Transp - Entrance to Airport a Not inviting to visitors

Events to consider

Liked "Fly in Farmers Mkt"

Fly in Car shows.

Housing

Need affordable home types for young & single/d empty nesters.

Cheaper trash. options

Comml - Update aesthetics of existing comm'l
- increased variety.

TABLE 7

①

⊕ diversity of assets + uses

- must be preserved (differing perspectives)

- trans. hard/long drives

- airport runway is barrier

(divides)
· makes off limits

- need another taxiway, b/c dev. northern land

- Not much dense housing

- Not much mixed use (grocery store

- limited on up (bad or good depending on perspective) (under apartment)

- look of buildings and height might make hard to accommodate

Demographics of Widenwood

⊕ movie theater, retail, all the pieces are there

⊕ bikeable

- outside of Hollywood tan center?

- developers currently don't understand what they need build

⊕ opportunity to be in small aircraft business (County ~~has~~ hasn't been friendly in past)

- opp. to fix up Wildewood. Lots
of parking lots to fix

(2)

- friendly to small aviation!

- experimental aircraft especially
↳ STAM COOL!

- home to entrepreneurial people and
sense of community to young people

- preserving rural area around the
innovation district area

- pop. concentrated so mix of
services ("livable")

- more arts + culture focus or
environment STEAM

(?)

↳ parking

③ - grocery store

- artist loft - like housing

- studio housing. affordable for young professionals, etc.

- coffee shops + small gathering places

- gym + swimming pool

- bike trails that are useful

- bike racks

- post office

- golf cart paths

- scooter share

- bar / brewpub + restaurant

- coworking space

- architectural appealing (looks good)

④

- Waldorf
- half-solution/not materialized
example
→ amenities but not sidewalks
- solutions we find are redundant;
don't continue to find new solutions.
- County government not wanting to change
- private sector actors thinking about own interests
- No physical infrastructure in place ahead of development
- METCOM won't change
- airport proximity limits growth, or
all the growth will limit airport
- developers don't want to invest like they should

⑤ needs

- infrastructure
- access points
- access to internet

⑥

NO - parking

- sidewalks
- bike paths

- Connectivity in + out of area

- can take 30 minutes to get
2 base area

another way to
Wildwood
Shopping center

more
Amenities

- Plaza
- shuttles
around
district

7

planning ideas

Yes, to fly airplanes

Yes, to work at Smarttronix
or to work for contractors opps.
or for County.

Yes, for meeting + education + networking

Yes, for events and high level center

Yes, to look at plane

- ⑨ - high bandwidth connectivity
- workforce that wants to be here
 - downtown feel
 - services for businesses close by that are

TABLE 8

STRENGTHS

- PROXIMITY TO BASE
- DEFENSE CONTRACTS
- UMD INVESTMENT + BLOG 3
- AIRPORT
- AIR TECH - CONTRACTS BUSINESSES
- GYM IN WSC
- SHOPPING
- THEATER PLEXINGTON XING
- RESOURCE-RICH
- WILDEWOOD RES.
- OUTSIDE SFRA
- LONGER RUNWAY
- FLIGHT SCHOOL

WEAKNESSES

- NO CROSSWALKS PEDESTRIAN SAFETY
- NO ONSITE FOOD
- 235
- NEED MORE PEOPLE (YOUNG)
- NO PLACES TO WALK + SIT. CULTURE REACTIVE
- REMOTE
 - REAL + PERCEIVED
- ACCESS / TRANSPORTATION
- NO ADVERTISING

①

AMENITIES LIKE TO

- DRIVE-IN POPUP
- FOOD TRUCKS
- GATHERING PLACE *
COFFEE / BAR
- ADDRESS YOUNG FAMILIES, TO *
+MCCENNIE
- ACTIVITIES
• SPORTS FLIGHTS IM
- ARCADE
- INDOOR TRAMPOLINE / IFLY
- EVENTS. OUTDOORS FOCUSED
RAYAK, RIVER

WALKABILITY *

CRITICAL MASS *

UM RESEARCH PARK

ACCESS *

EAA EVENTS
AVIATION MUSEUM



COMMUNITY EVENTS

ORGANIZATIONS WORK TOGETHER
TERMINAL USED AS MEETING SPACE. SPACE NEEDED

— PARKING PROBLEMS

- TOO SPREAD APART
NEED CAR.
NO FOCUS

- LIGHT RAIL / AUTONOMOUS JITTERY
- BETTER TRANSIT TO DC

IN PLAN
CIVIL AIR PARKING
CADET PROGRAM

- SMC IS RURAL TRADITION
KEEP CHARM

SOLOMONS FOR AIRPLANES

HOUSING, MF / DOKM FOR UM
CAMPUS LIFE

WALKWAY / BIKE TRAILS TO
SURROUNDING AREAS

FLIGHT SCHOOL