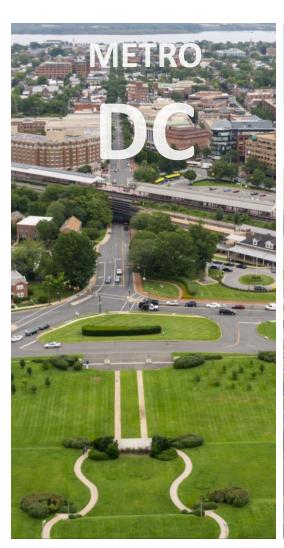
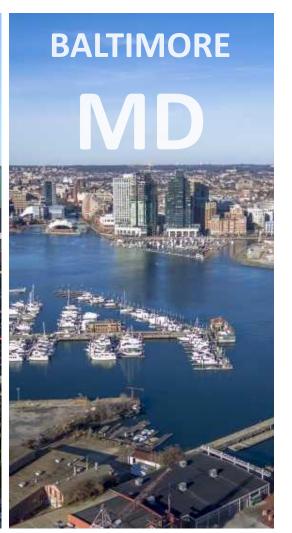


ABOUT HCM







Hord Coplan Macht has offices in Denver, Baltimore and DC Metro with over 280 talented architects, landscape architects, planners and interior designers.

We have award-winning projects in:

- multifamily / mixed-use
- senior housing
- healthcare
- education
- historic preservation
- commercial office
- landscape architecture
- planning
- interior design

01 Why Eastern Shore Drive

- 02 Context
- 03 Precinct Analysis
- **04** Vision Plan
- 05 Questions

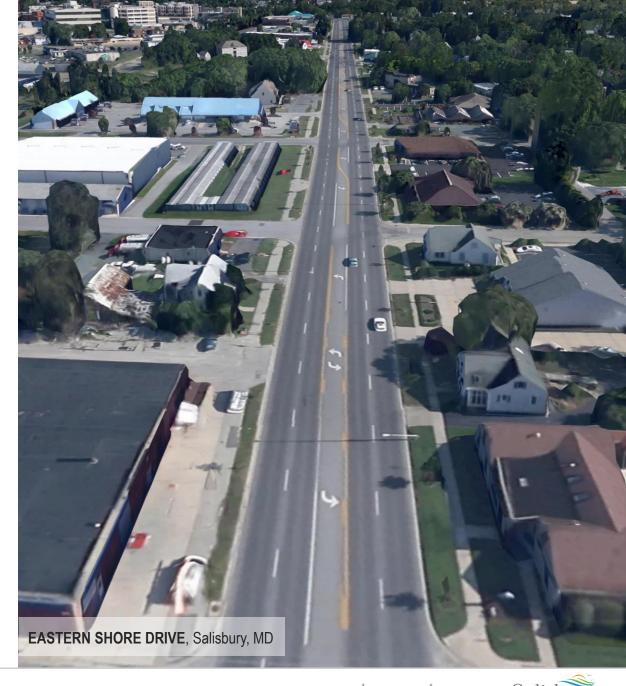
01 WHY EASTERN SHORE DRIVE? hord coplan macht

EASTERN SHORE DRIVE

Desire for Complete Streets

Less Disruptive Conversion

Underutilized Opportunity



BENEFITS OF STREETS

Offer Balanced Mobility

Environmental & Health

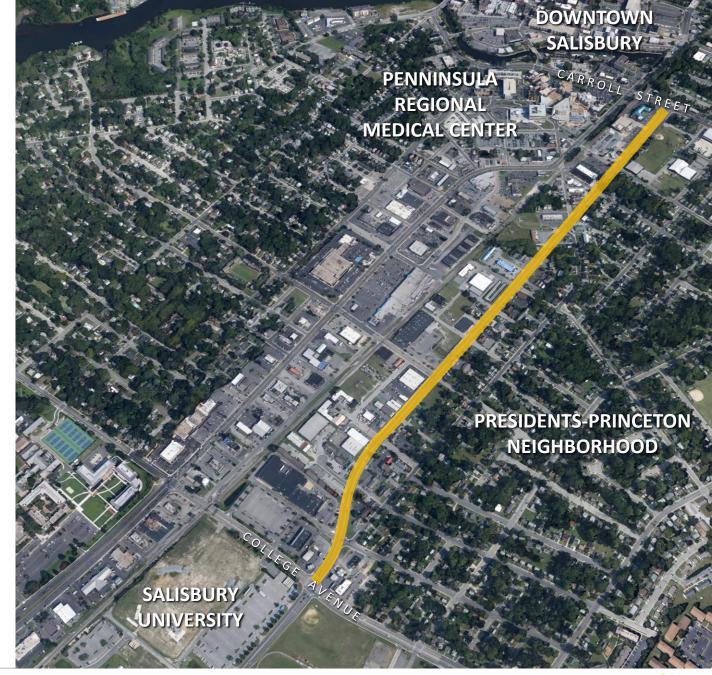
Placemaking/Public Realm

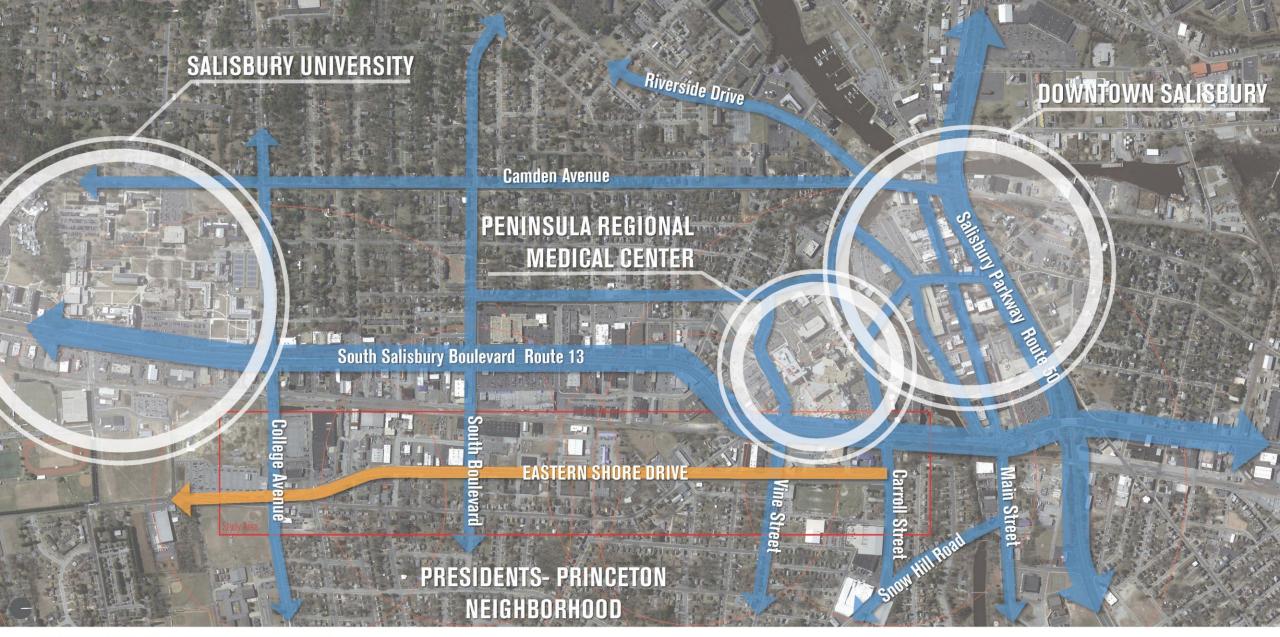




STUDY AREA

- Length: +/- 1 Mile
- Width: 60' in an 80' ROW
- Topography: Relatively Flat
- Land Use: Predominantly Non-Residential



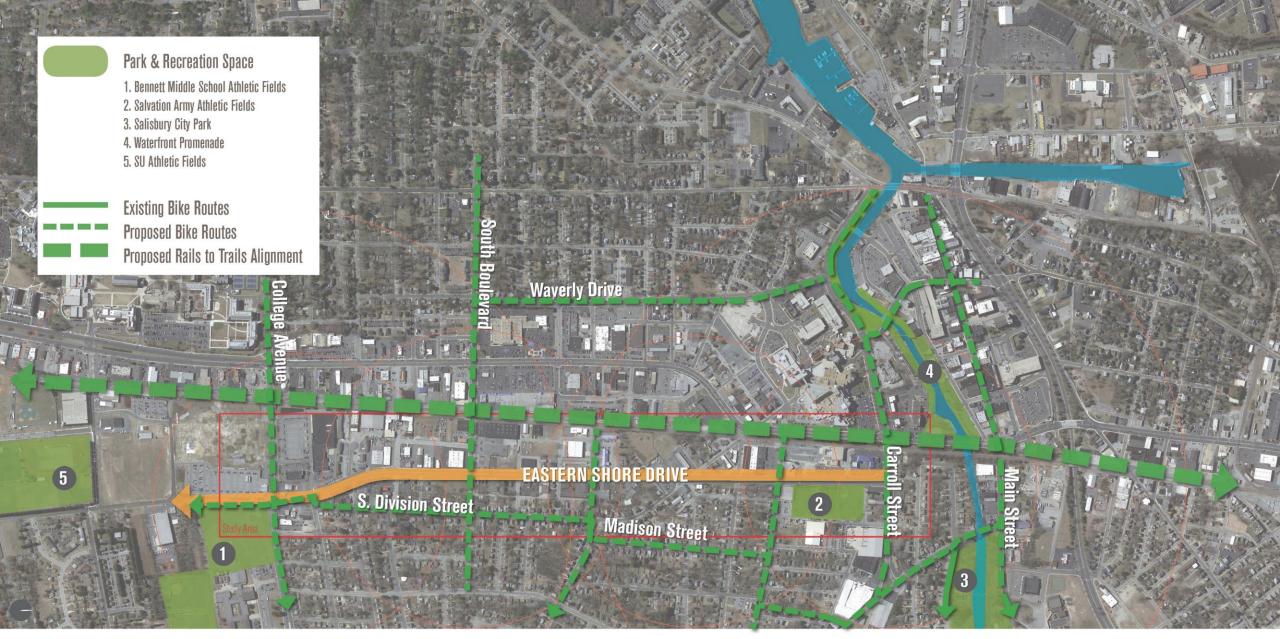




EASTERN SHORE DRIVE VISION PLAN















CIRCULATION OBSERVATIONS:

- Good street connection east of Eastern Shore Drive
- Rail line limits access to Route 13
- 4 major intersections

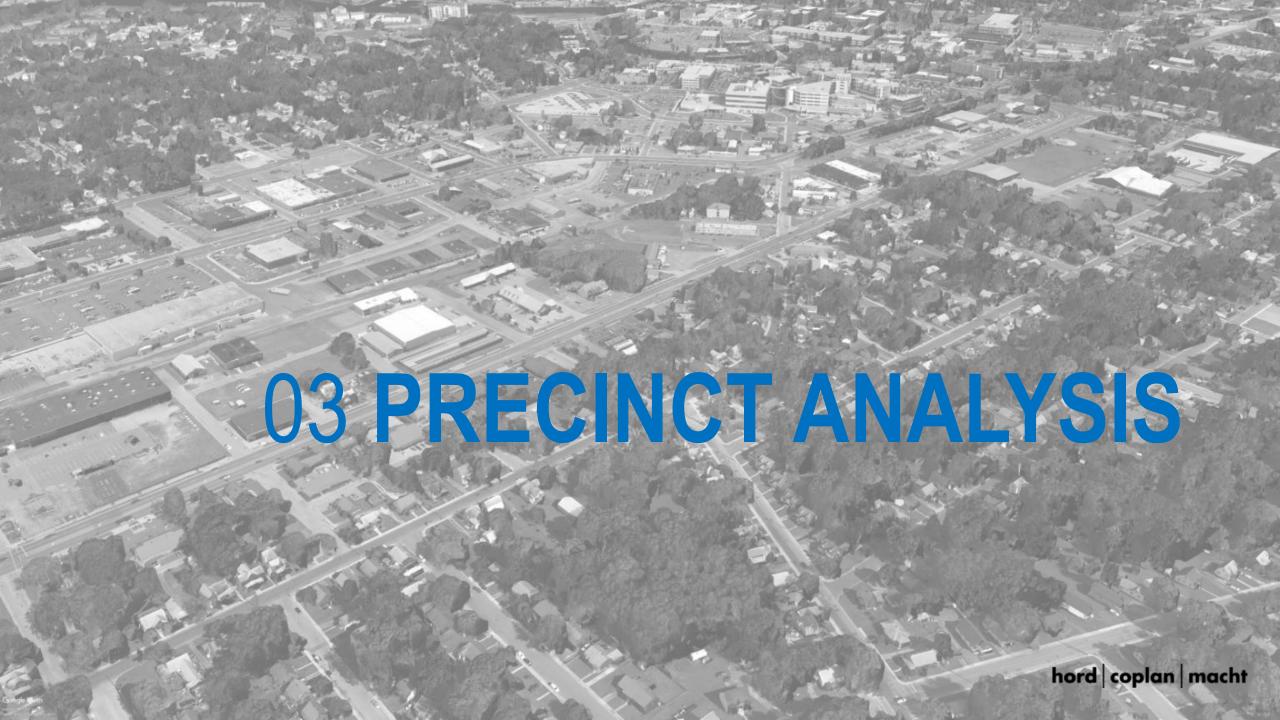














COLLEGE GATEWAY

SOUTH + SHORE

DiMoWa

CARROLL GATEWAY















COLLEGE GATEWAY

SOUTH + SHORE

DiMoWa

CARROLL GATEWAY

OBSERVATIONS:

- Suburban retail setting
- Vibrant shops adjacent to the University
- Wedges of open spaces along curved roadway

OPPORTUNITIES:

- Town-Gown infill placemaking
- Pocket-parks or gateway signs along curved roadway











OBSERVATIONS:

- Rational block network with side streets
- Light Industrial with office, service and retail along corridor
- Vacant and large properties

OPPORTUNITIES:

- Mixed-use infill redevelopment
- South and Eastern Shore- visible intersection













OBSERVATIONS:

- Eclectic land uses: bakery, motorcycle repair, produce market, multifamily
- Unique triangular street grid pattern
- Irregular and small properties
- Elements of a traditional commercial street

OPPORTUNITIES:

- Celebrate quirkiness-reknit traditional street fabric through placemaking
- Re-establish former street fabric





Division-Monroe-Washington



PRECINCT ANALYSIS

EASTERN SHORE DRIVE VISION PLAN

03.21.1





COLLEGE GATEWAY

SOUTH + SHORE

DiMoWa

CARROLL GATEWAY

OBSERVATIONS:

- Large blocks- institutional feel
- Proximity to hospital and medical offices
- Terminates on Carroll Street

OPPORTUNITIES:

- Northern gateway
- Fitness and wellness themed open space linking recreation and healthcare land uses













VISION

Eastern Shore Drive will be transformed into a distinctive street serving the surrounding neighborhoods.

The new Eastern Shore Drive will be a model for walkability, biking and rainwater management.



Elements

- Useable Median
- Safe Bikeway
- Pedestrian Amenities
- Address Rainwater
- Landscape Enhancements









Commonwealth Avenue Boston, MA







Allen Street Bikeway
New York, NY







Indianapolis Cultural Trail Indianapolis, IN







North Boulevard Promenade Baton Rouge, LA







Street Proportions

PRECEDENT STREET PROPORTIONS										
Street	Building Face-to-Face	ROW	Cartway Lanes	Median	Sidewalks	Median to ROW Ratio	Cartway to ROW Ratio			
Commonwealth Avenue	230	200	70	100	30	0.50	0.35			
Allen Street Bikeway	135	135	60	50	26	0.37	0.44			
Indianapolis Cultural Trail	70	70	24	24	22	0.34	0.34			
North Boulevard	190	160	70	66	30	0.41	0.44			

EASTERN SHORE DRIVE Street	Building		Cartway Lanes	Median	Sidewalks	Median to ROW Ratio	Cartway to
	Face-to-Face	ROW					
Eastern Shore Drive [EXISTING]	110	80	60	0	20	0	0.75
Eastern Shore Drive [PROPOSED]	110	80	22	38	20	0.48	0.28

GOALS

Pedestrian and Bicycle Priority

Promote a Healthy Lifestyle



Link Neighborhoods

Strengthen Place

Create Opportunities







