



REINVESTING IN ANNAPOLIS' WATERFRONT

PLANNING COMMISSION & HISTORIC
PRESERVATION COMMISSION

FEBRUARY 25, 2021

AGENDA

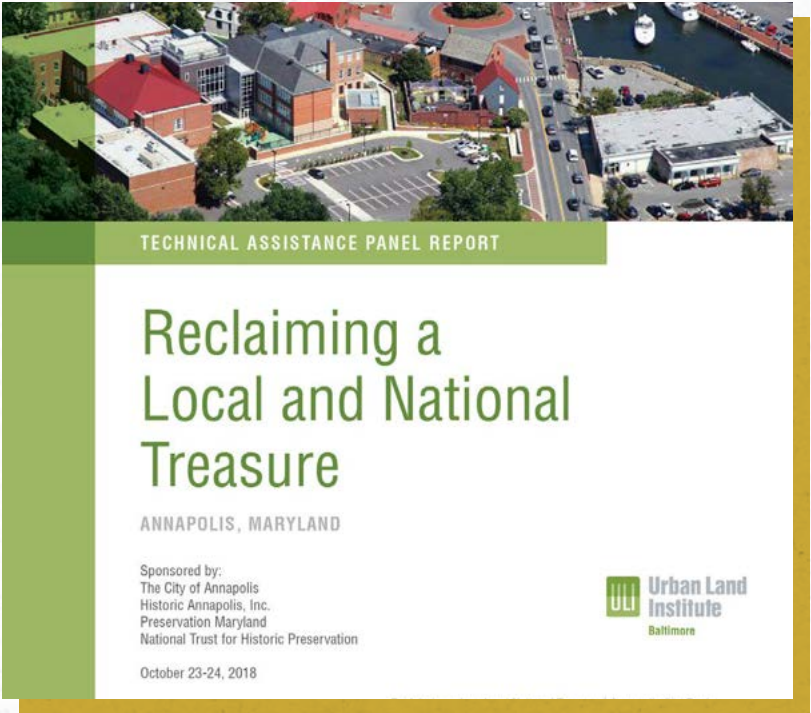


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|----|----------------------------------|---|
| 1. | History and Partnerships: | Robert Clark, President/CEO
Historic Annapolis |
| 2. | Building a Consensus: | Eileen Fogarty,
City Dock Action Committee Chair |
| 3. | A Vision for City Dock: | Bryce Turner, BCT Design Group |
| 4. | Timeline: | Eileen Fogarty |
| 5. | AMRP Team + Scope: | Eivind Dueland, Project Manager |
| 6. | Outreach: | Eileen Fogarty,
City Dock Action Committee Chair |

TRANSFORMING CITY DOCK: CULMINATION



PRIOR PLANS



URBAN LAND INSTITUTE
'RECLAIMING A
LOCAL AND NATIONAL
TREASURE'



PARTNERSHIPS



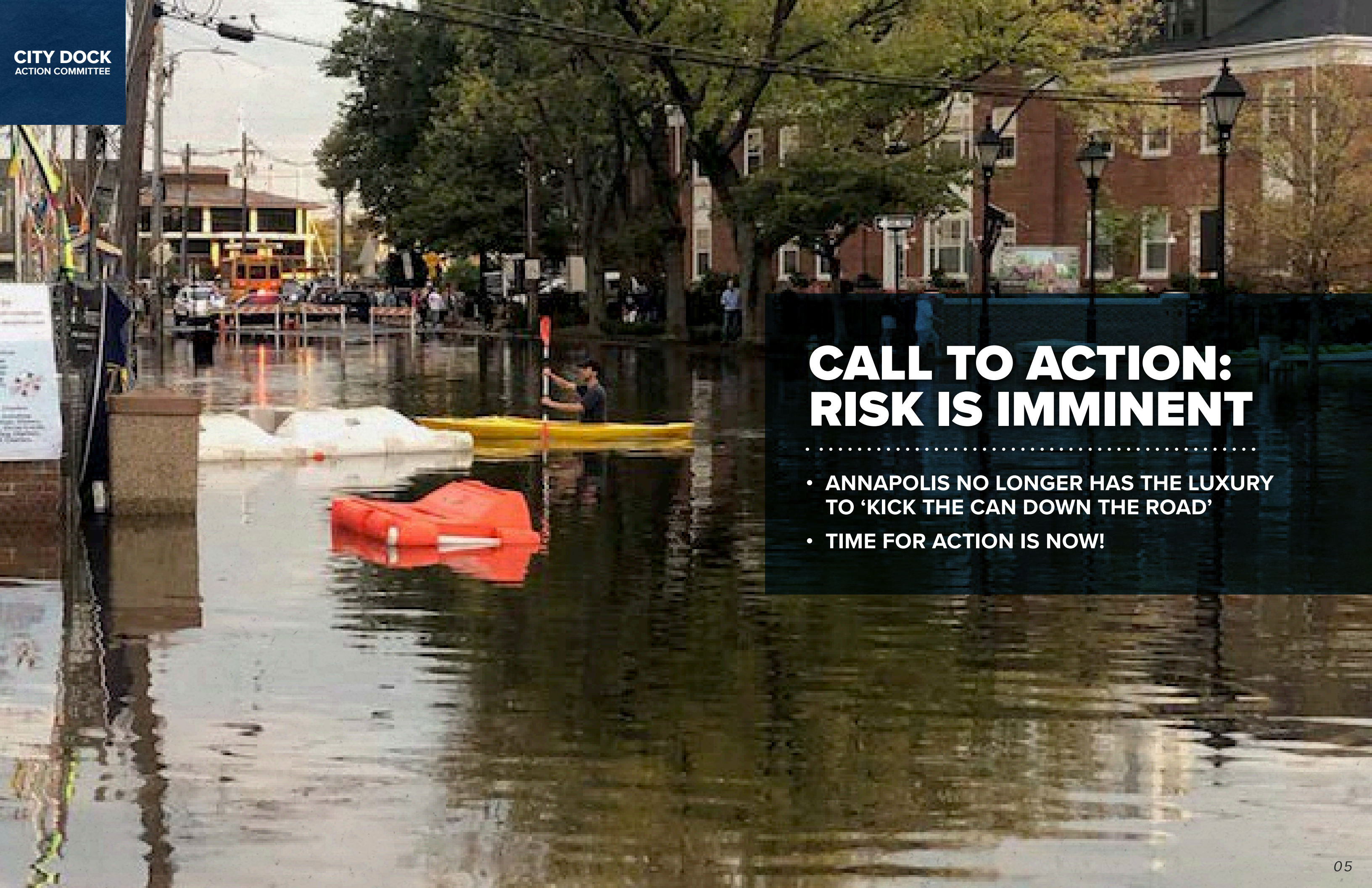


WE CAN DO BETTER

SEA OF PARKING

UNKEPT WATERFRONT

DILAPIDATED ALLEYS



CALL TO ACTION: RISK IS IMMINENT

- ANNAPOLIS NO LONGER HAS THE LUXURY TO 'KICK THE CAN DOWN THE ROAD'
- TIME FOR ACTION IS NOW!



REINVESTING IN DOWNTOWN FOR OUR FUTURE

AMRP RFP SUBMISSION DESIGN, NOT FINAL

**MAKE NO
SMALL
PLANS**

- 1. REINVIGORATE MARYLAND'S
STATE CAPITAL FOR THE 21ST
CENTURY**
- 2. CREATE A 'PROUD PLACE WITH
PURPOSE' AT CITY DOCK**
- 3. LAUNCH A NATIONAL
PROTOTYPE**

CDAC PURPOSE

CDAC GOALS

- Create Broad-Based Consensus for City Dock’s future
- Identify a Clear Path Forward for Action

‘PATH FORWARD’ - CDAC PROCESS

- 92 committed Annapolitans
- 9 Working Teams
- 8 months of intense effort



GUIDING PRINCIPLES

1

Enliven the pedestrian experience by creating and programming inviting, green community space with access to the water;

4

Preserve and enhance Downtown Annapolis' Maritime Heritage, its authentic character and view-sheds by honoring the existing building/ zoning envelope and maritime focus;

2

Ensure the future health and viability of City Dock businesses while committing to a high quality of life for the adjacent residential neighborhoods;

5

Reduce flooding at the City Dock immediately while implementing long-term comprehensive resiliency efforts.

3

Provide new accessible parking options with any relocation of existing parking;

CDAC STRATEGIC APPROACH

CONFRONTING LONG-STANDING ISSUES



RESOLVE THE THREAT FROM FLOODING

ADDRESS PARKING/ACCESS

**SECURE HEALTH OF THE RESIDENTIAL
COMMUNITY AND VIABILITY OF
DOWNTOWN BUSINESSES**





COMMUNITY CHARACTER WORK GROUP

.....

KEEP ANNAPOLIS AUTHENTIC AND FAMILY FRIENDLY

- **WORLD CLASS GREEN PARK AT CITY DOCK**
- **SEPARATE AND FLEXIBLE AREAS FOR FAMILY ACTIVITIES**
- **WATER ACCESS**
- **COMPREHENSIVE PARKING STRATEGY**



MARITIME WORK GROUP

.....

SHARE THE MAGIC OF THE WATER

- CONTINUOUS WATER-FRONT PROMENADE
- BURTIS BASIN/DOCK DEVOTED TO ACTIVE USE OF BAY
- HISTORIC EDUCATIONAL OPPORTUNITIES



RESILIENCY WORK GROUP

.....

PRESERVE & PROTECT DOWNTOWN

- PROTECTION FROM FLOODING: GATE ZERO TO NEWMAN STREET
- INCORPORATES RAISED ELEVATIONS AND FLOOD DEVICES
- PERMANENT & DEPLOYABLE



BURTIS HOUSE WORKGROUP

.....

RESTORE, PROTECT AND REPURPOSE BURTIS

- BURTIS DOCK-WATER ACCESS FOR LOCALS, VISITORS AND BOATERS
- RAISE & PROTECT
- RELOCATING THE HARBORMASTER



PARKING, BIKING, PEDESTRIAN ACCESS WORK GROUP

.....

- 1. ACCESS ESSENTIAL TO CITY DOCK'S FUTURE**
- 2. NO NET LOSS: CREATE NEW 'IN KIND' PARKING**
- 3. STRATEGIC APPROACH FOR OFF AND ON-STREET PARKING**
 - MESSAGING: REAL-TIME PARKING
 - MANAGING TRAFFIC CONGESTION
 - PARKING CONSUMERS IN RIGHT LOCATION
- 4. SAFE BIKE/PED. CONNECTIONS**





WHY SUCCESS NOW?

- URGENCY
- MOMENTUM
- PARTNERSHIPS
- FINANCIAL APPROACH

CITY DOCK TRANSFORMATION

FROM DIAGRAM TO PLANS

AMRP PROPOSAL





HILLMAN: TRANSFORMED



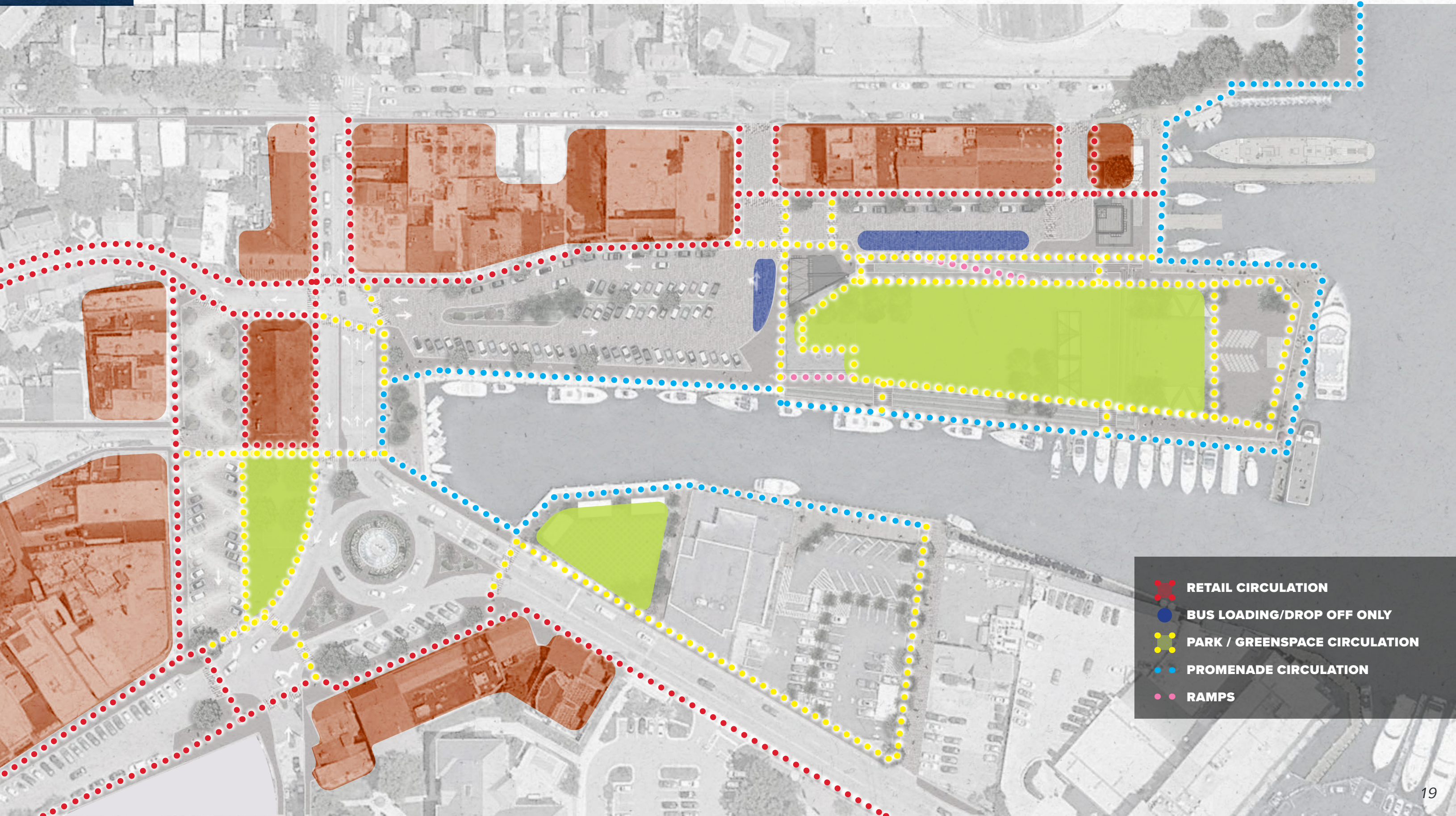
OPERABLE DOORS CONCEPT



AMRP RFP SUBMISSION DESIGN, NOT FINAL

HILLMAN
REIMAGINED

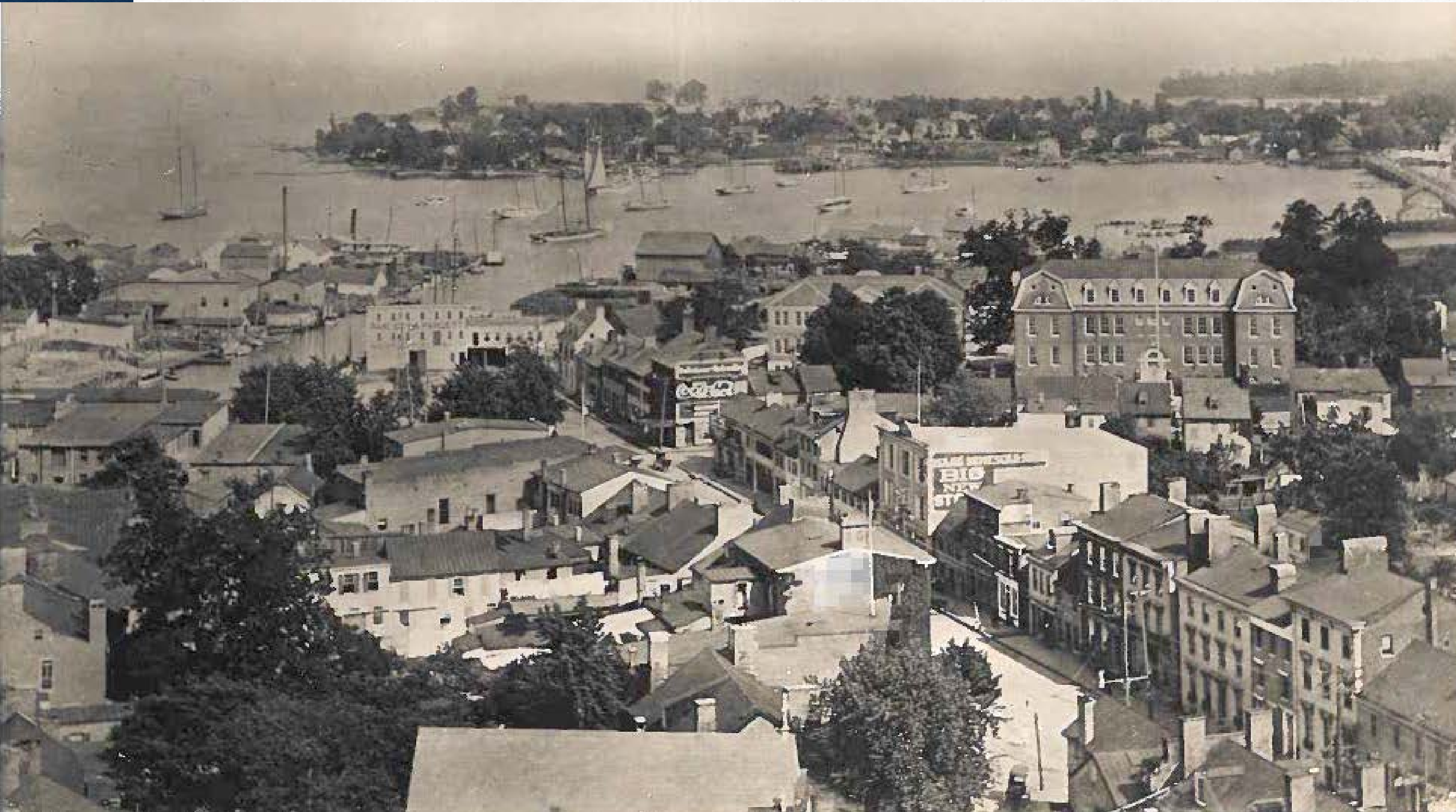
CDAC USE DIAGRAM



MAIN STREET VIEW CORRIDOR



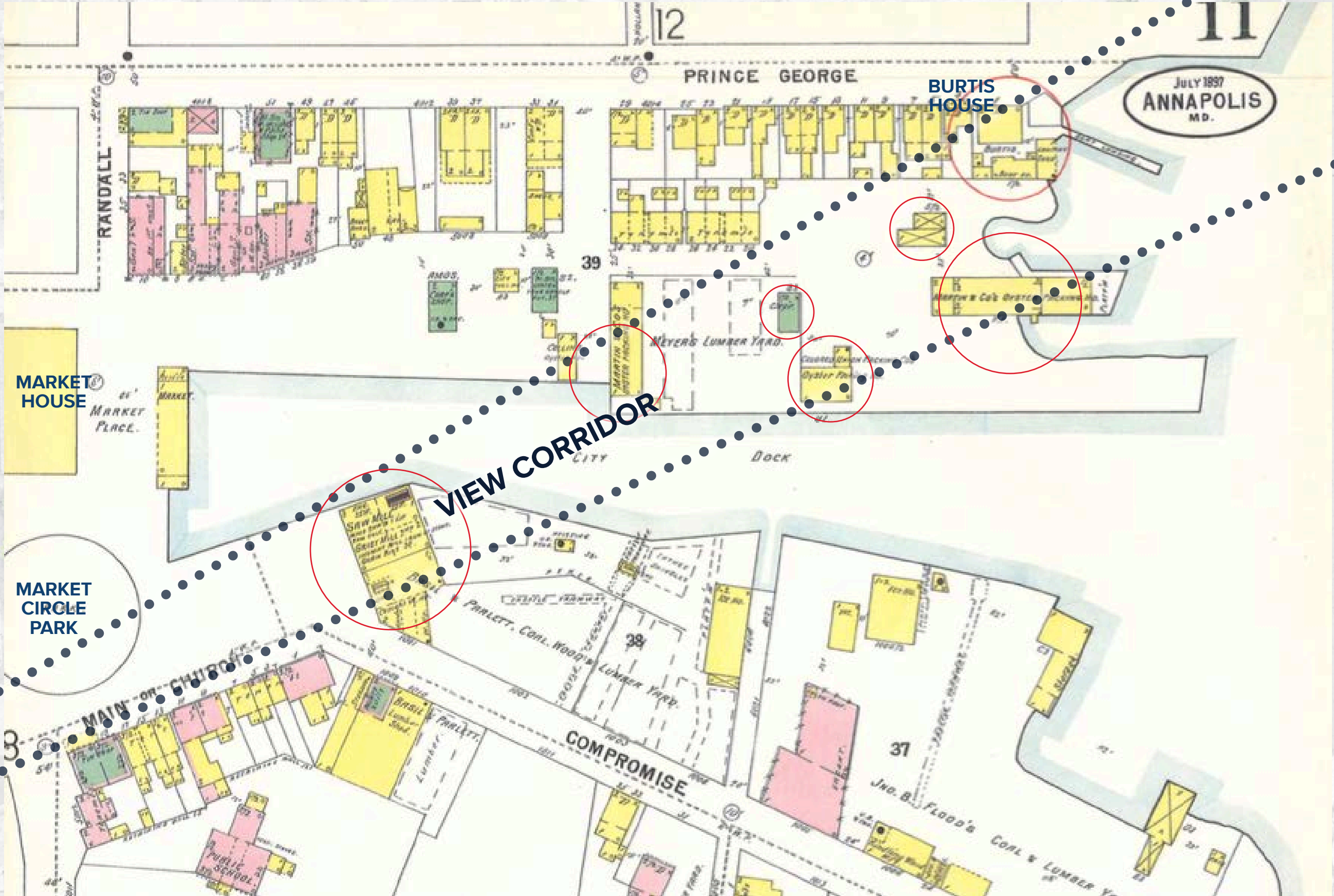
CITY DOCK LATE 19TH CENTURY



CDAC VIEW CORRIDOR



SANBORN 1897 VIEW CORRIDOR



AMRP PROPOSAL PLAN



- | | | | | | | | | | |
|---|-------------------------------|---|---|---|---|---|----------------------------------|---|---------------------------|
| A | Existing Market Building | F | New Park/Event Lawn | J | On Street Parallel Parking (Alternate Bus Drop Off) | O | On Street Parking | T | Bay Buffer Planting Areas |
| B | Existing Burtis House | G | Bus Drop - Off Plaza Area | K | Dock Street Extended Hardscape Improvements | P | Seatwall/Swings/Seating Features | U | Stairs (Typical) |
| C | Existing Alex Haley Memorial | H | The Deck Lounge/Gathering Space - Focal Shade | L | New Harbormaster Facility | Q | Ramp Locations | | |
| D | Pump House /Restroom Facility | I | Tables, Chairs, Games, Lighting, Landscape | M | Road/Plaza Connection to Prince George Street | R | Shade Tree Plantings - Typical | | |
| E | Dock Street Parking | | New Raised Promenade (to 6') | N | Streetscape Improvements | S | Water Feature - Splash Pad | | |

CITY DOCK: EXISTING





A PROUD PUBLIC SPACE

AMRP RFP SUBMISSION DESIGN, NOT FINAL

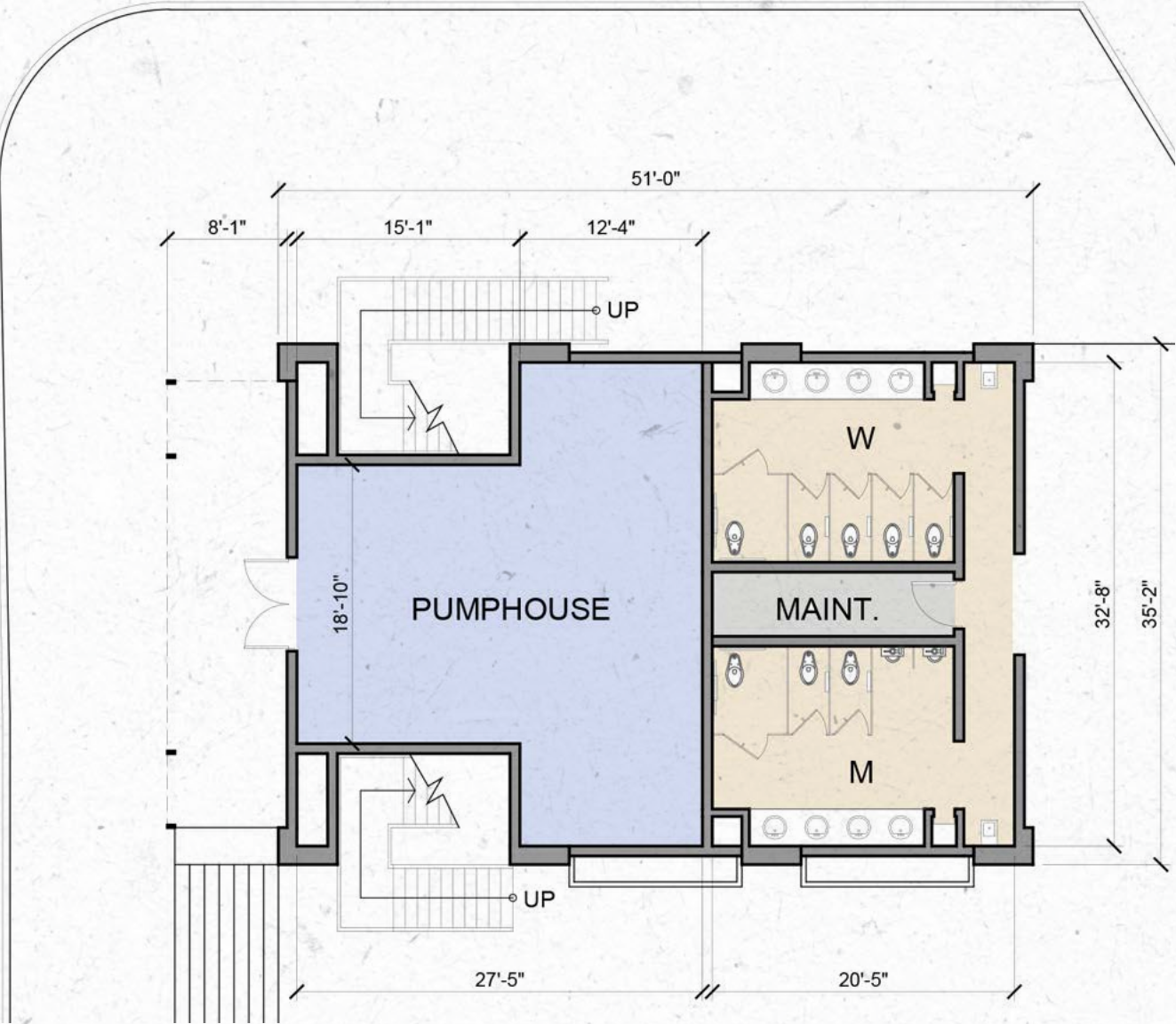
CITY DOCK
REIMAGINED



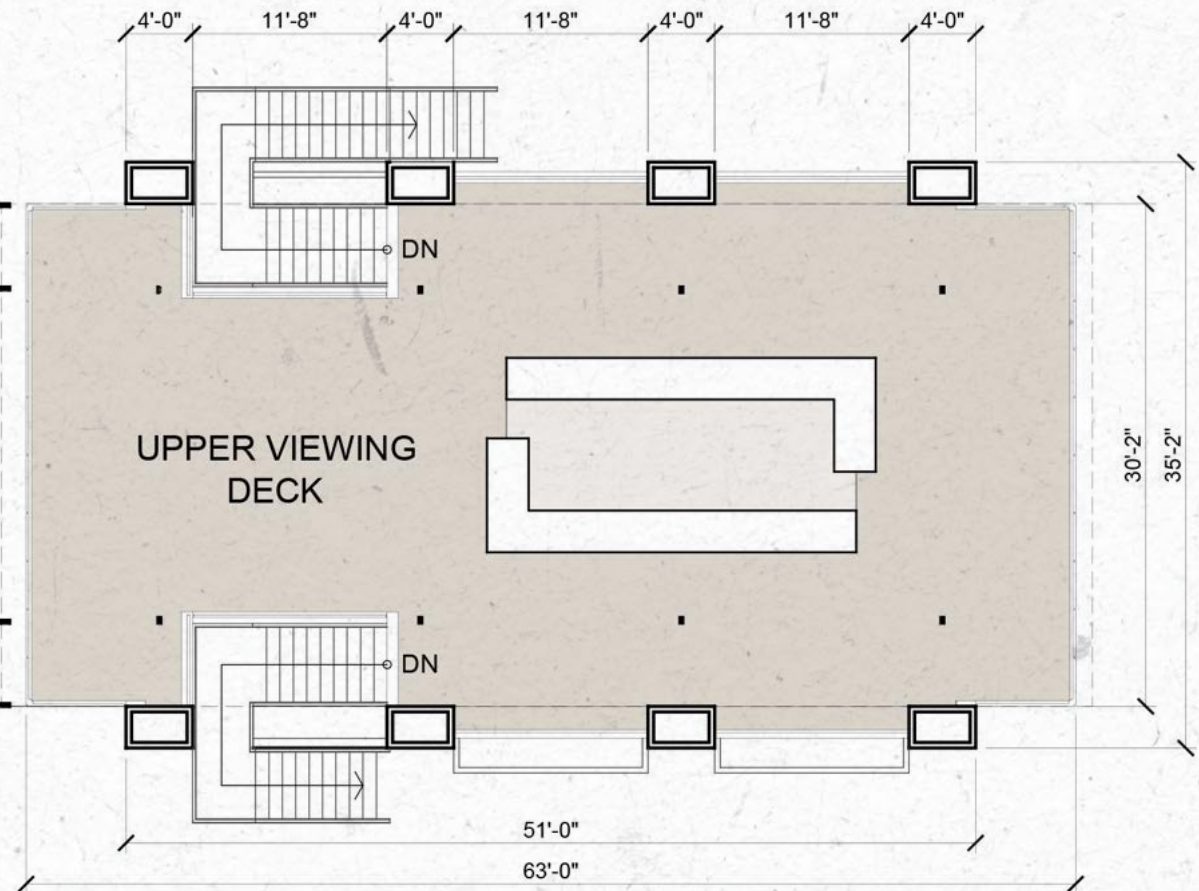


PUMPHOUSE / RESTROOMS

PUMPHOUSE / PUBIC RESTROOMS LOWER LEVEL



PUMPHOUSE / PUBIC RESTROOMS UPPER DECK



- Low lying Structure saddled along the raised fountain park, restrooms at elevation 8'
- The system would take the local storm drain system offline to a new pump station to prevent backwater flooding through the storm drain system.
- Designed with submersible pumps with adequate pumping capacity and redundancy to pump and discharge up to the 10-year storm event at static head of up to 20 feet to an elevation above the proposed flood wall.
- M|F - 4 Sinks Each / M|F Accessible - 1ea. Stall(s)
- Womens - 4 Stalls / Mens - 2 Stalls; 2 Urinals

PUMPHOUSE / RESTROOMS / POP FOUNTAIN





PUMPHOUSE / RESTROOMS / POP FOUNTAIN



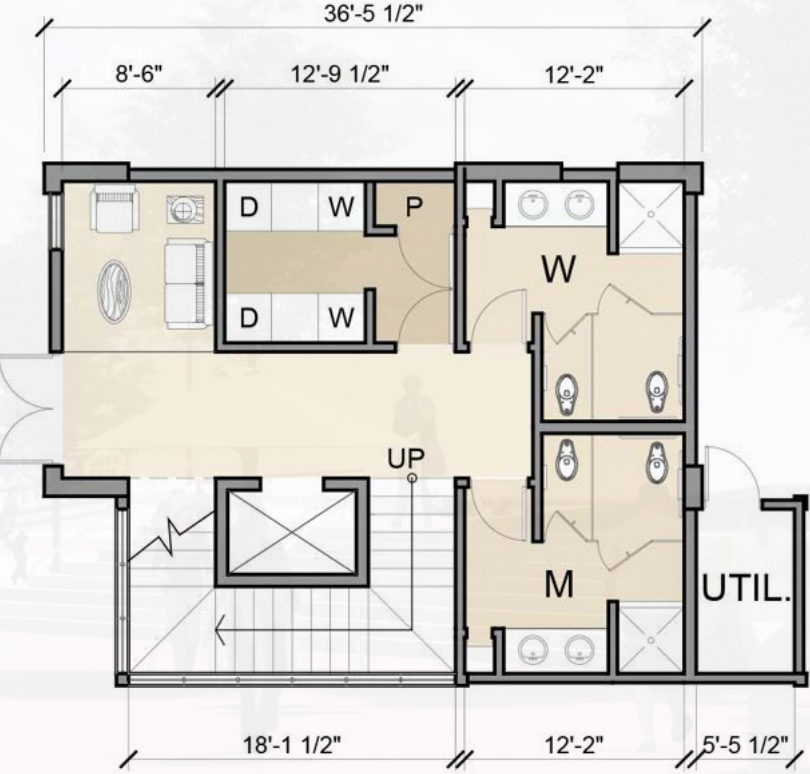
PUMPHOUSE / RESTROOMS / POP FOUNTAIN

HARBOR MASTER SUPPORT BUILDING



HARBORMASTER PLAN LOWER LEVEL

- Two story structure, majority of facade to be glass for optimal views out to harbor and through to water from landside.
- M|F Accessible - 1ea. Stall(s)
- Womens - 1 Stall / Mens - 1 Stall
- M|F - 2 Sinks Each / M|F - 1ea. Standing Showers
- Utility Room for Dock hookups



NEXT STEPS

PARTNERSHIP TO IMPLEMENT CITY DOCK



CITY ANNAPOLIS



ANNE ARUNDEL COUNTY
(requesting funding from State)



HISTORIC ANNAPOLIS

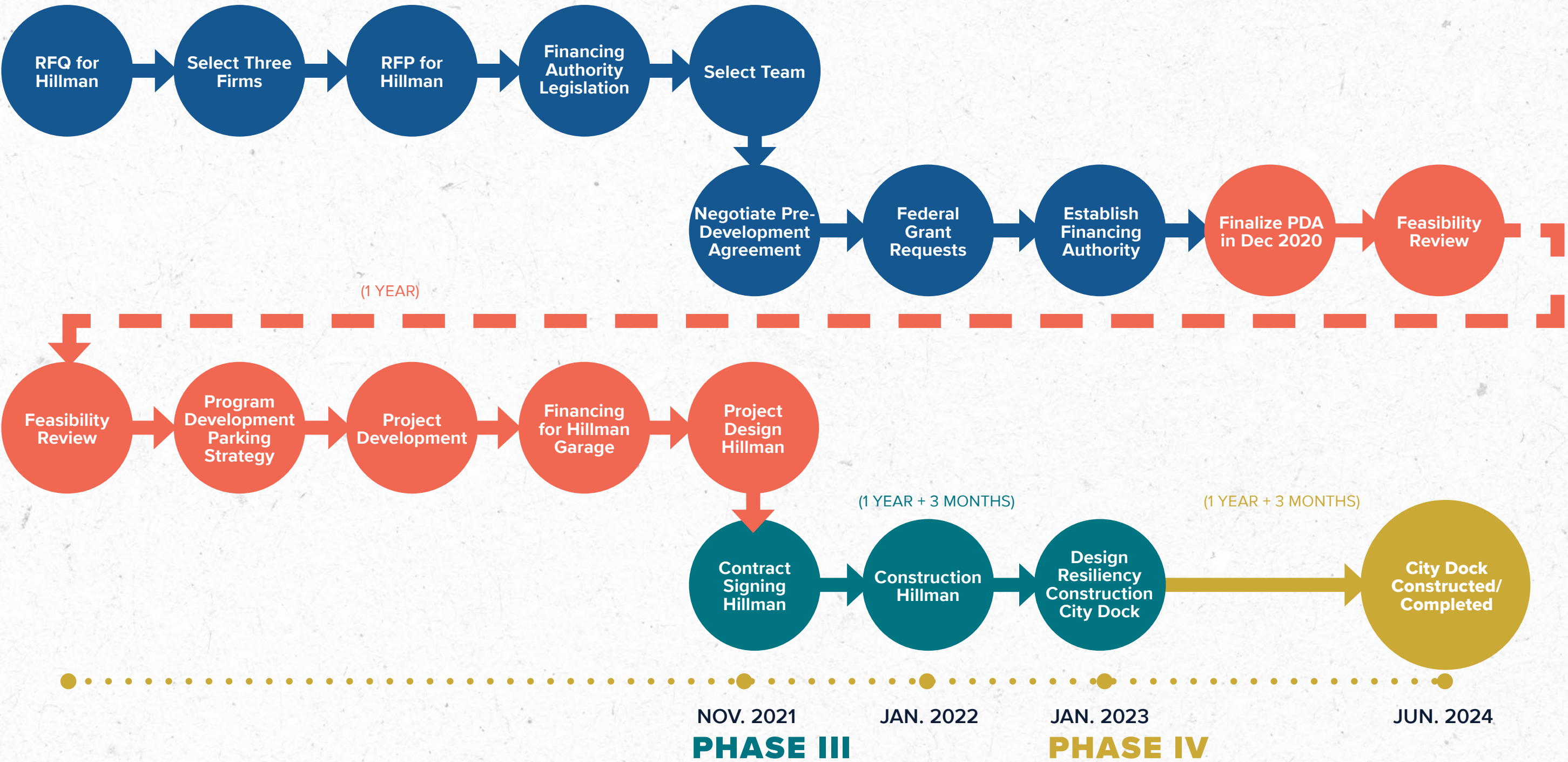
PHASE I

AUG. 2019

PHASE II

DEC. 2020

(1 YEAR + 4 MONTHS [COVID SLOW-DOWN])



AMRP

February 25, 2020



1. AMRP Team

Annapolis Mobility and Resilience Partners

- Consortium led by Amber Infrastructure and Hunt Companies
- Complete team – broad experience
- Local knowledge and international strength

Strengths of AMRP Team

- Ability to deliver on all aspects of the project
- Unmatched resilience and environmental expertise

 	• Co-Developers and Sponsors	
 	• Development Advisor	
	• Design Build Contractor	
	• Master Planner	
	• Lead Designer – Hillman Garage	
	• Lead Designer – City Dock	
	• Landscape Architect	
	• Parking Operator	
	• Mobility Solutions Provider	

2. City Dock – Basis for Design Solution

A Beautiful Green Park Highlights Robust Resiliency Plan

- Data suggests that 6 feet above sea level will protect against tidal flooding and minor storms – new bulkhead height shown in black
- 8 feet above sea level will protect against major storms – combination of park elevation and flip-up mechanical barrier design

City Park Amenities

- Reduce Heat Island Effect – More tree canopy shading and public splash fountain
- Enlarged areas for public activities and programming
- 120 parking spaces relocated to new Hillman Garage



3. Hillman Garage – Basis for design

Efficient Parking with Built-In Flexibility

- New Hillman Garage fits within footprint of old structure
- Approximately 575 spaces – parking removed from City Dock accommodated in new Hillman Garage
- Vehicular users enter/exit from both Gorman and Duke of Gloucester Streets
- Base case structure allows for future adaptive reuse – pop-up vendor/ artist space (“reactivation” of Gorman Street)
- Undertaking parking study to quantify demand



4. Mobility

Mobility to help minimize disruption and optimize City assets

- Transportation from other garages to downtown drop-off spot minimizes disruption during construction
- Improved utilization of other City-owned lots can reduce need for additional future parking facilities

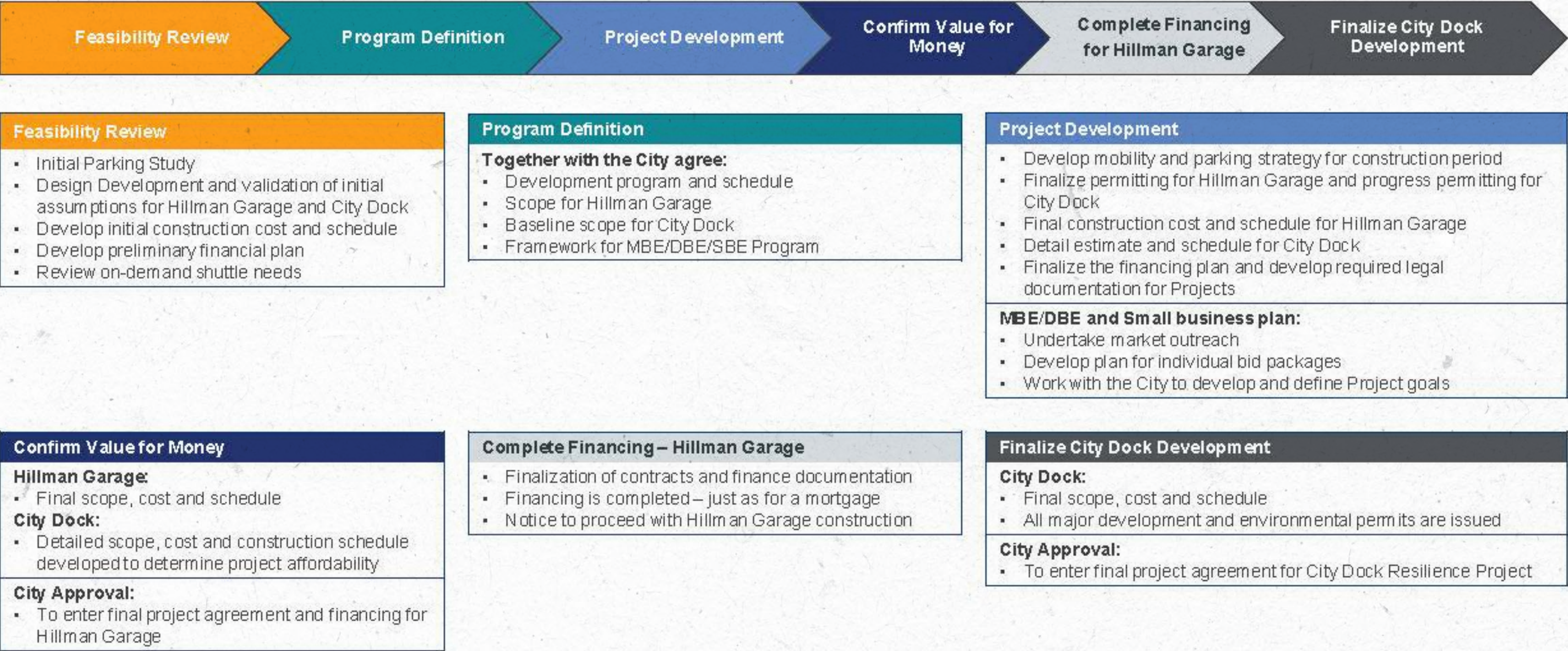
Innovative transit solution

- Annapolis On-Demand shuttle system allows the City to experiment with state-of-the-art innovative mobility system that can help City meet its goals
- Fully configurable system can grow over time to enhance mobility and improve access for Annapolis and Anne Arundel County residents
- AMRP will share ridership data with City to facilitate future transit planning



8. AMRP Scope – Description and sequencing

Sequence of Work



MULTI-FACETED OUTREACH AND COMMUNITY ENGAGEMENT

I. COMMUNITY AND COMMISSION WORK SESSIONS

- PC & HPC Feb. 25, 2021
- City Council March 18, 2021
- CDAC Ongoing
- HPC Ongoing
- PC & CC Ongoing

II. CDAC FOCUS GROUPS/WORKING TEAMS: MARCH 2021

III. CHANNELS FOR COMMUNICATION

IV. PUBLIC AWARENESS/MESSAGING/BRANDING

- Public Events tied to Project Milestones
- Signage at City Dock and Hillman Garage
- Wayfinding Signage
- Messaging During Construction





THANK YOU FOR GETTING US HERE!

**TO SUCCEED, WE NEED YOUR CONTINUED
SUPPORT AND DIRECTION TO BRING HILLMAN
GARAGE AND CITY DOCK OVER THE FINISH LINE!**