REINVESTINGING IN ANNAPOLIS' WATERFRONT

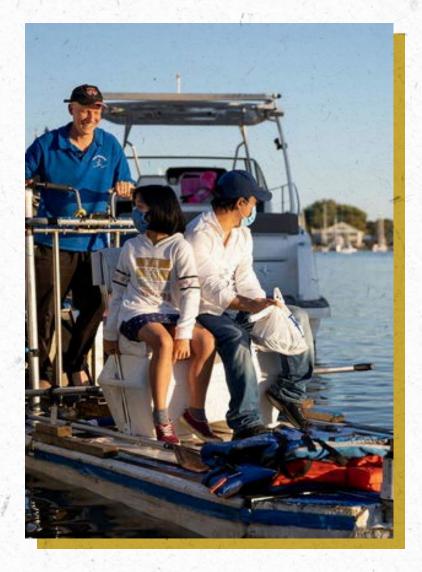
PLANNING COMMISSION & HISTORIC PRESERVATION COMMISSION

FEBRUARY 25, 2021



CITY DOCK ACTION COMMITTEE

AGENDA



1.	History and Partnerships:	Robert Clark, F Historic Annap
2.	Building a Consensus:	Eileen Fogarty City Dock Acti
3.	A Vision for City Dock:	Bryce Turner, I
4.	Timeline:	Eileen Fogarty
5.	AMRP Team + Scope:	Eivind Dueland
6.	Outreach:	Eileen Fogarty City Dock Acti

President/CEO polis

on Committee Chair

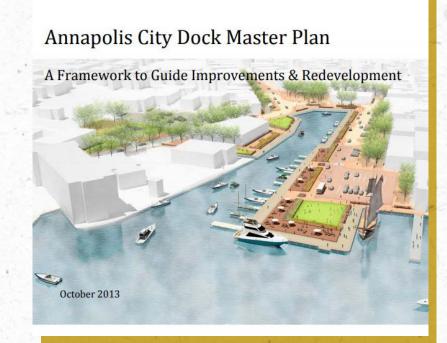
BCT Design Group

d, Project Manager

, on Committee Chair



TRANSFORMING CITY DOCK: CULMINATION



PRIOR PLANS



Reclaiming a Local and National Treasure



Sponsored by:	
The City of Annapolis	
Historic Annapolis, Inc.	
Preservation Maryland	
National Trust for Historic	Preserva



Urban Land Institute

October 23-24, 2018

URBAN LAND INSTITUTE 'RECLAIMING A LOCAL AND NATIONAL TREASURE'











PARTNERSHIPS



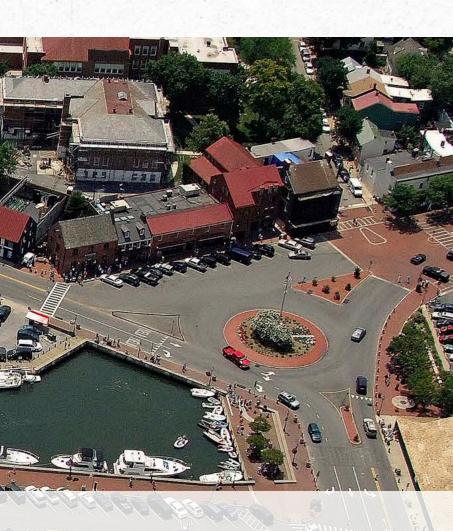
WE CAN DO BETTER

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SEA OF PARKING

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UNKEPT WATERFRONT





CALL TO ACTION: RISK IS IMMINENT

 ANNAPOLIS NO LONGER HAS THE LUXURY TO 'KICK THE CAN DOWN THE ROAD'

• TIME FOR ACTION IS NOW!

CITY DOCK ACTION COMMITTEE

PLANS

REINVESTING IN DOWNTOWN FOR OUR FUTURE

1. REINVIGORATE MARYLAND'S STATE CAPITAL FOR THE 21ST CENTURY

3. LAUNCH A NATIONAL PROTOTYPE



AMRP RFP SUBMISSION DESIGN, NOT FINAL

2. CREATE A 'PROUD PLACE WITH PURPOSE' AT CITY DOCK



CITY DOCK ACTION COMMITTEE

CDAC PURPOSE

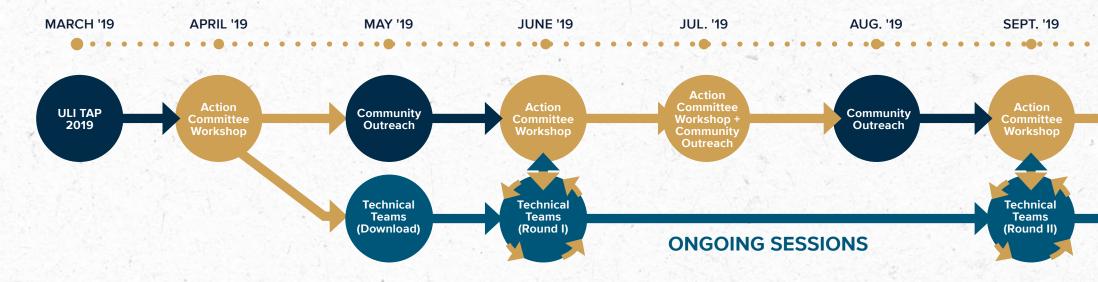
CDAC GOALS

- 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







4

GUIDING PRINCIPLES

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

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

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

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

88

60 60

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

- PERMANENT & DEPLOYABLE

INCORPORATES RAISED ELEVATIONS AND FLOOD DEVICES

CITY DOCK ACTION COMMITTEE

BURTIS HOUSE WORKGROUP

RESTORE, PROTECT AND REPURPOSE BURTIS

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

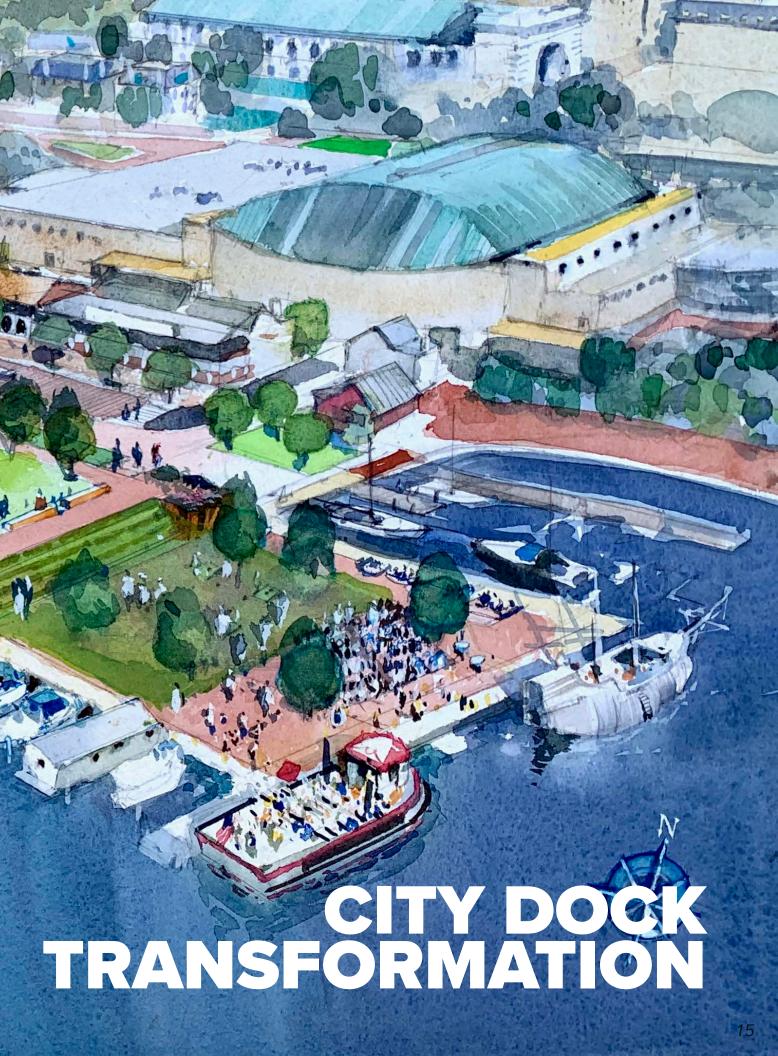


PARKING, BIKING, PEDESTRIAN ACCESS **WORK GROUP**

- **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





FROM DIAGRAM TO PLANS **AMRP PROPOSAL**





CITY DOCK

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LLMAN GARAGE

HILLMAN: EXISTING

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MARRIER

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CITY DOCK ACTION COMMITTEE

CDAC USE DIAGRAM



RETAIL CIRCULATION BUS LOADING/DROP OFF ONLY PARK / GREENSPACE CIRCULATION PROMENADE CIRCULATION • • RAMPS

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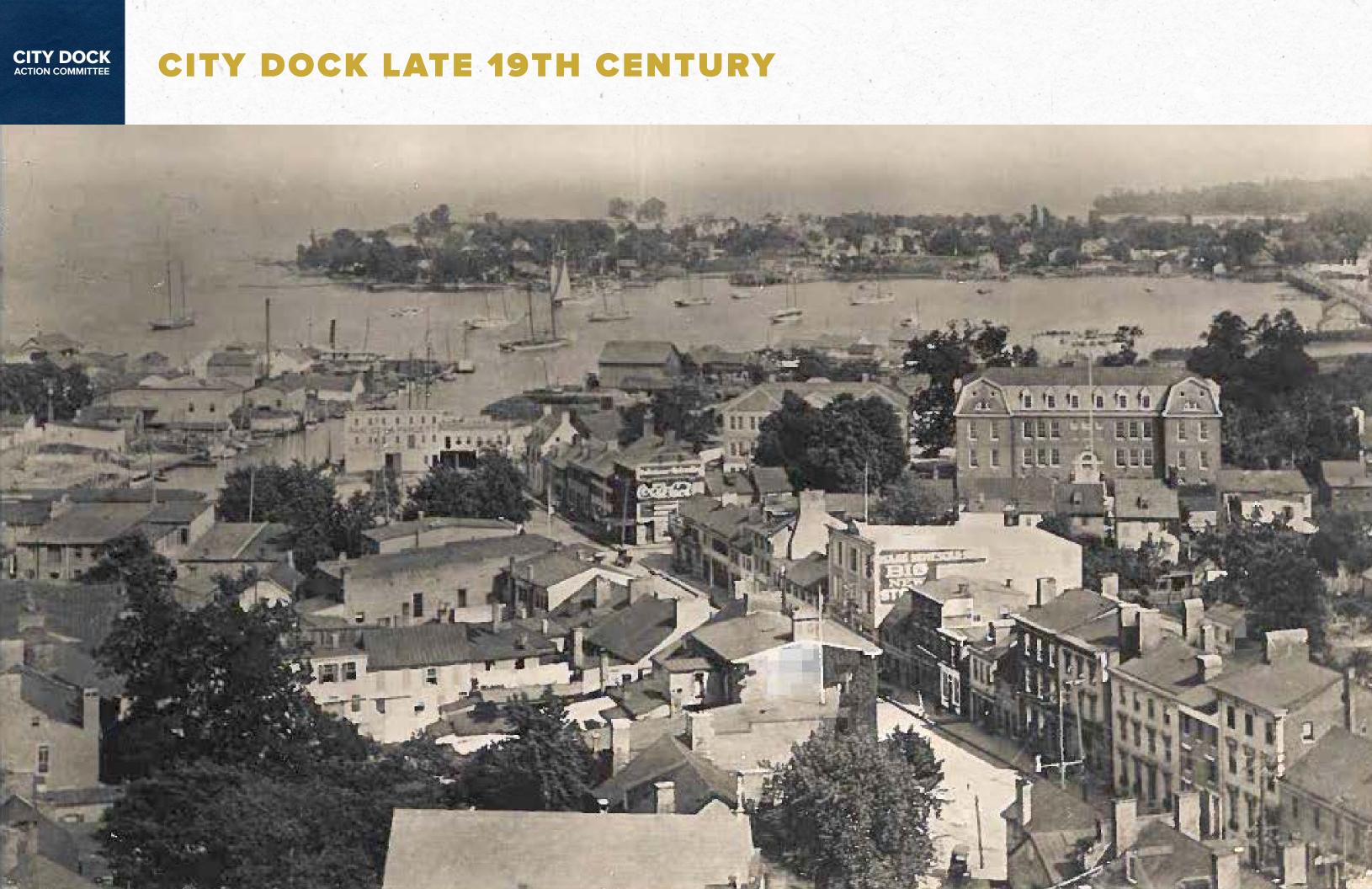
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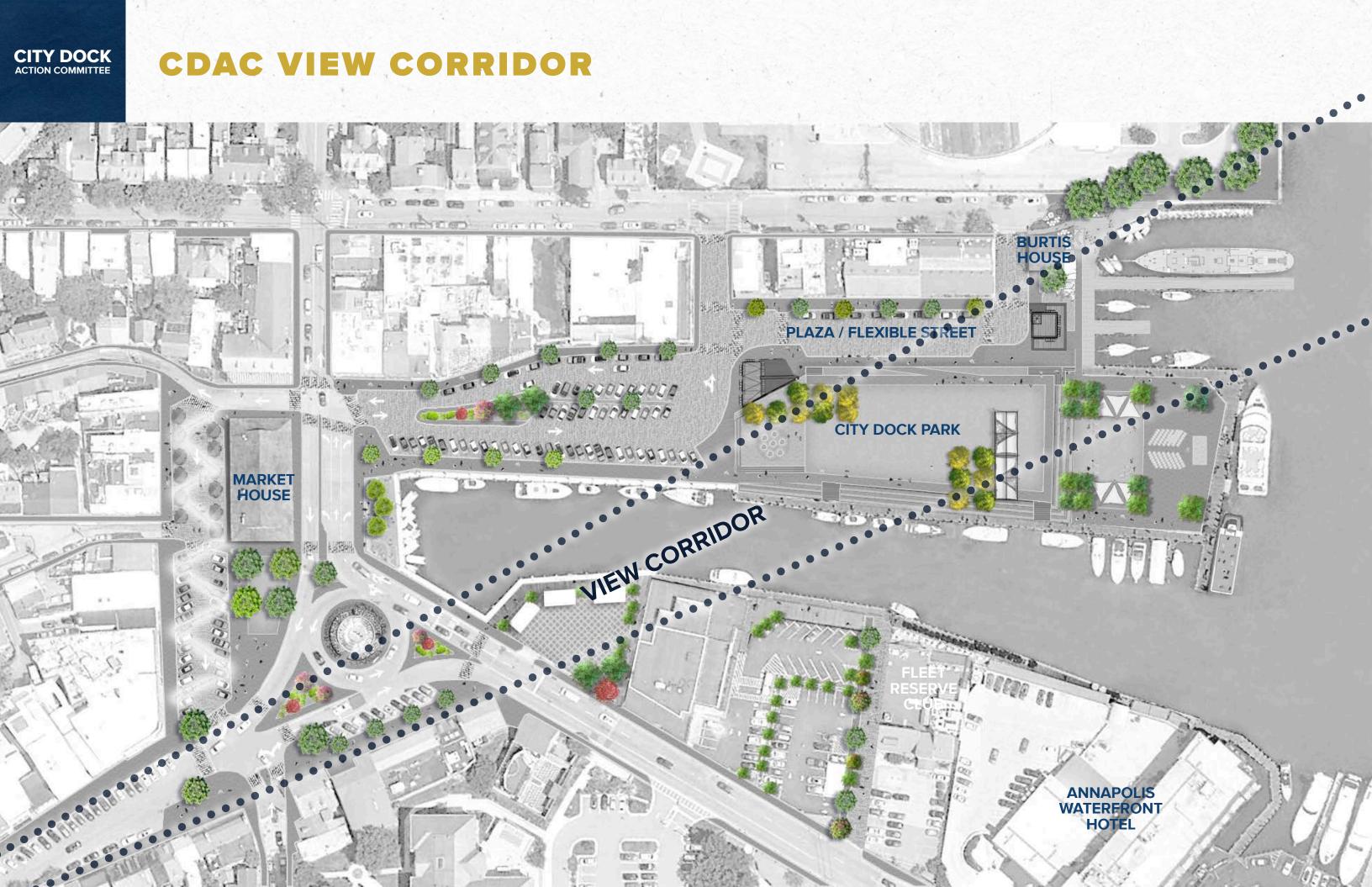
MAIN STREET VIEW CORRIDOR



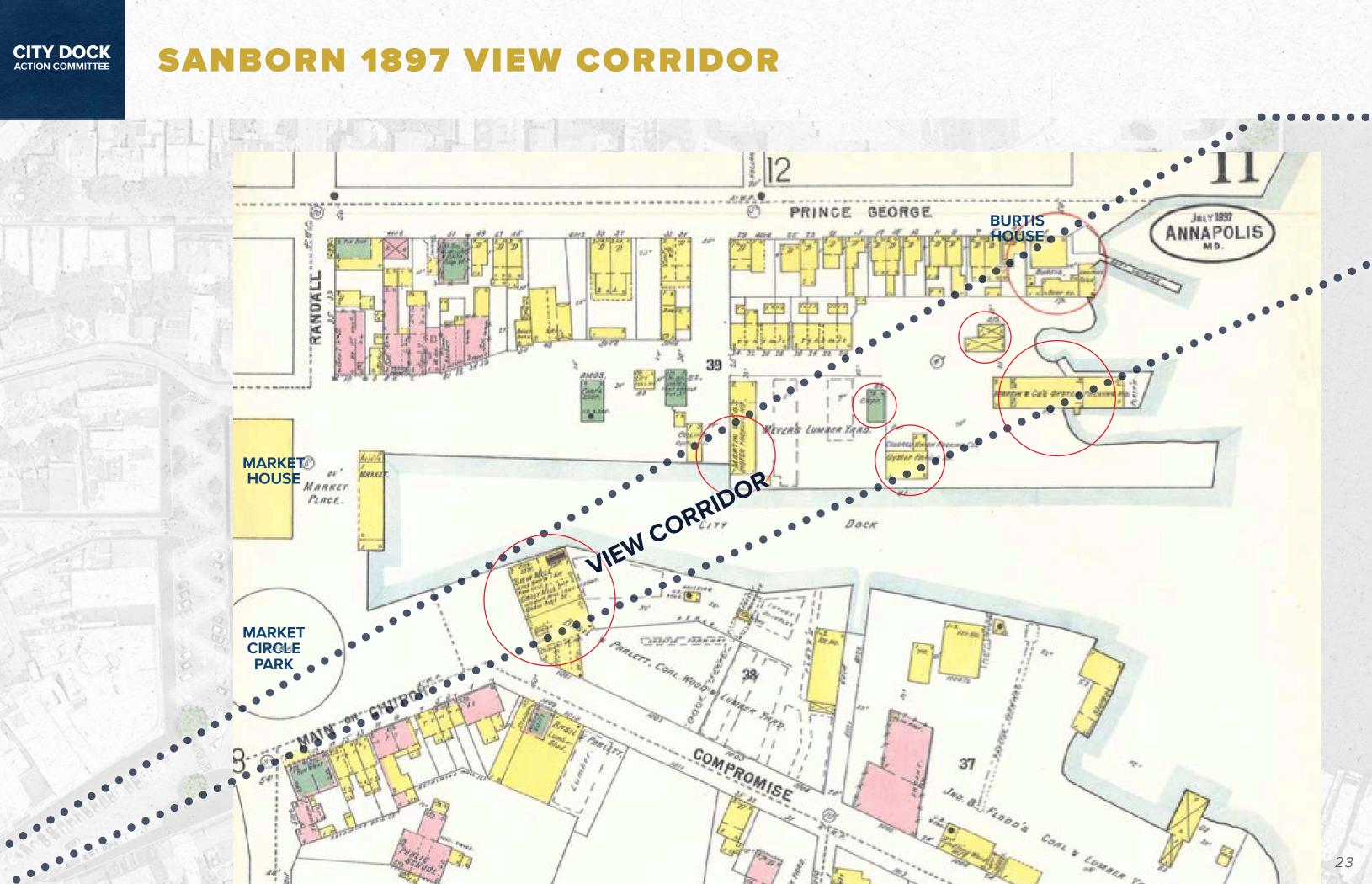




CDAC VIEW CORRIDOR



SANBORN 1897 VIEW CORRI D





- Existing Market Building A
- **Existing Burtis House** В
- **Existing Alex Haley Memorial** С
- D Pump House / Restroom Facility
- **Dock Street Parking** Ε
- F New Park/Event Lawn G

Н

- Bus Drop Off Plaza Area
- The Deck Lounge/Gathering Space Focal Shade Tables, Chairs, Games, Lighting, Landscape New Raised Promenade (to 6')
- On Street Parallel Parking (Alternate Bus Drop Off) Dock Street Extended Hardscape Improvements
- New Harbormaster Facility

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- Road/Plaza Connection to Prince George Street
- N Streetscape Improvements

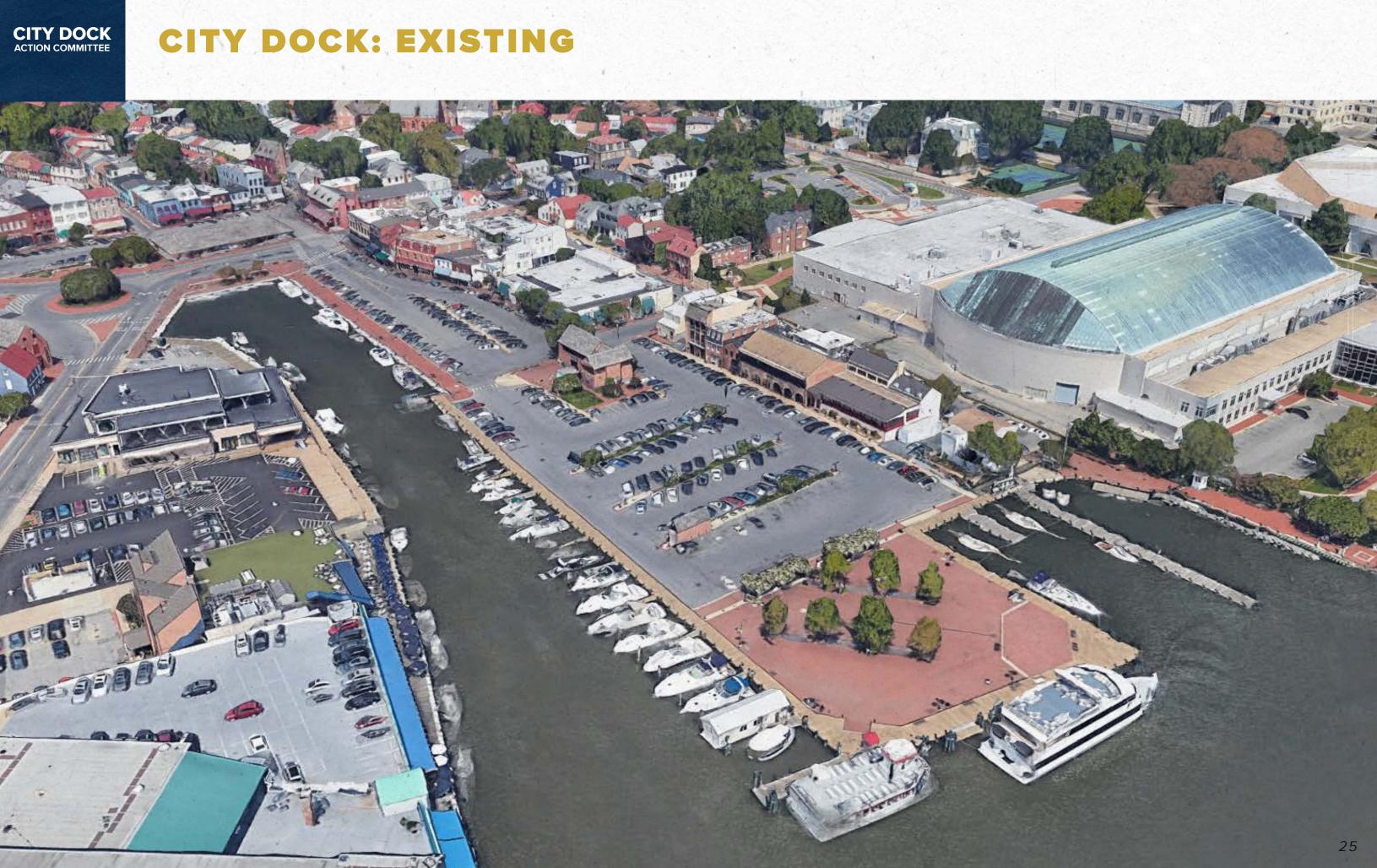
- On Street Parking Seatwall/Swings/Seating Features **Ramp Locations** Shade Tree Plantings - Typical Water Feature - Splash Pad
- R
- 0 Q
- S

P

Bay Buffer Planting Areas Stairs (Typical)

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CITY DOCK

A PROUD PUBLIC SPACE

AMRP RFP SUBMISSION DESIGN, NOT FINAL

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CDAC REPORT RENDERING

CITY DOCK REIMAGINED

WILL

AMRP RFP SUBMISSION DESIGN, NOT FINAL

CITY DOCK

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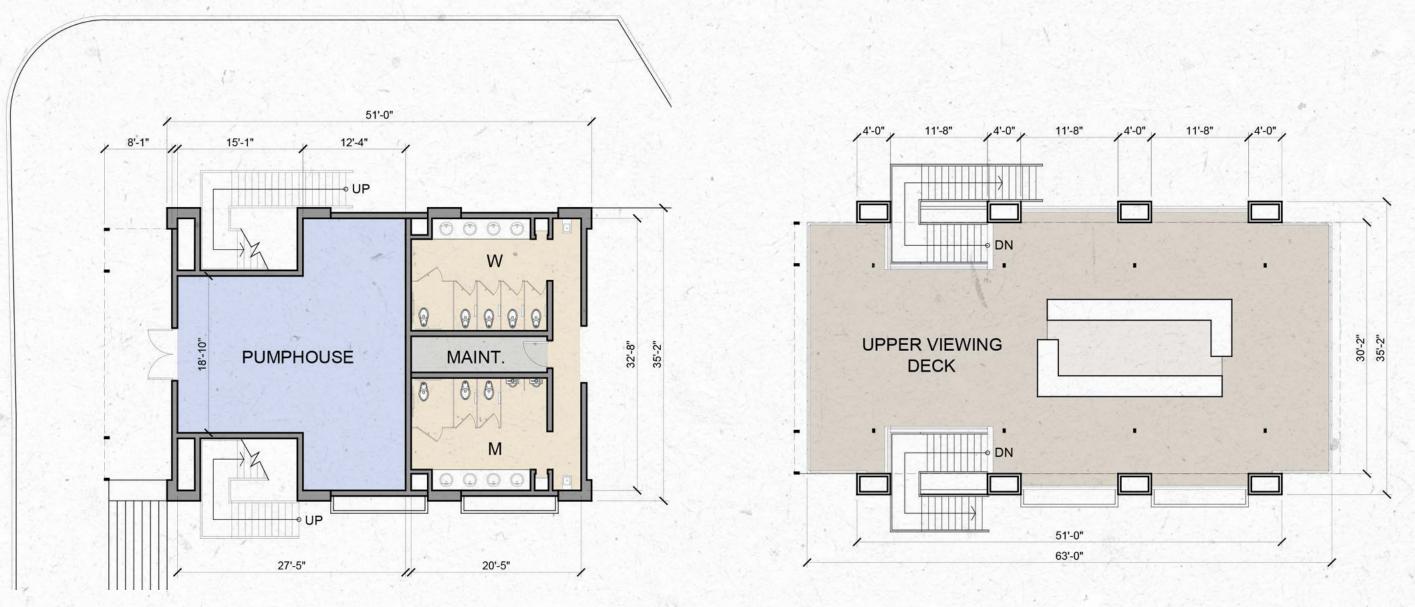


CITY DOCK ACTION COMMITTEE

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 submergible 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

AMRP RFP SUBMISSION DESIGN, NOT FINAL

CITY DOCK REIMAGINED



PUMPHOUSE / RESTROOMS / POP FOUNTAIN

AMRP RFP SUBMISSION DESIGN, NOT FINAL





PUMPHOUSE / RESTROOMS / POP FOUNTAIN

AMRP RFP SUBMISSION DESIGN, NOT FINAL

MAGINED E



HARBOR MASTER SUPPORT BUILDING

HARBORMASTER PLAN LOWER LEVEL

- water from landside.
- M|F Accessible 1ea. Stall(s)
- Womens 1 Stall / Mens 1 Stall
- Utility Room for Dock hookups



AMRP RFP SUBMISSION DESIGN, NOT FINAL

• Two story structure, majority of facade to be glass for optimal views out to harbor and through to

• M|F - 2 Sinks Each / M|F - 1ea. Standing Showers

CITY DOCK REIMAGINED

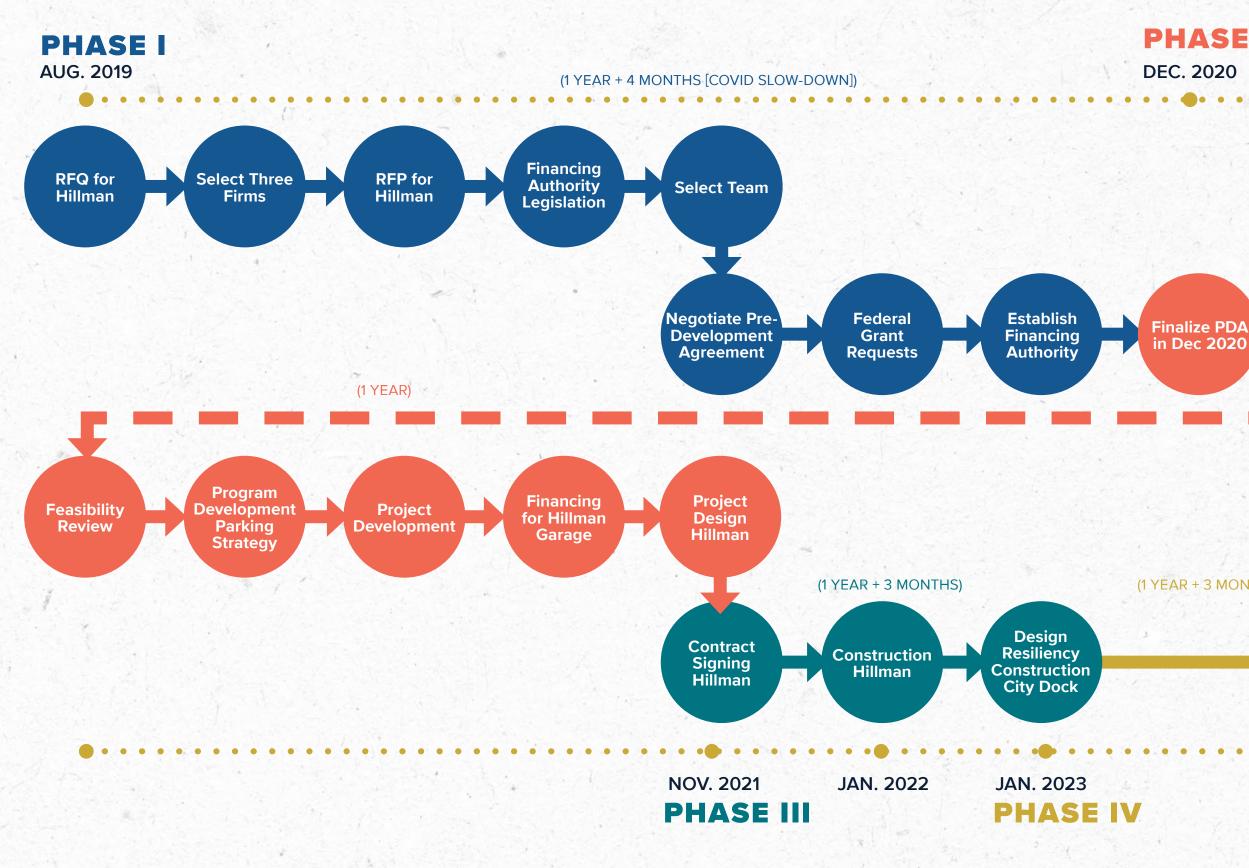


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NEXT STEPS



PARTNERSHIP TO IMPLEMENT CITY DOCK







ANNE ARUNDEL COUNTY (requesting funding from State) HISTORIC ANNAPOLIS

PHASE II

Feasibility

Review

(1 YEAR + 3 MONTHS)

City Dock Constructed/ Completed

JUN. 2024

• •





February 25, 2020







1. AMRP Team

Annapolis Mobility and Resilience Partners

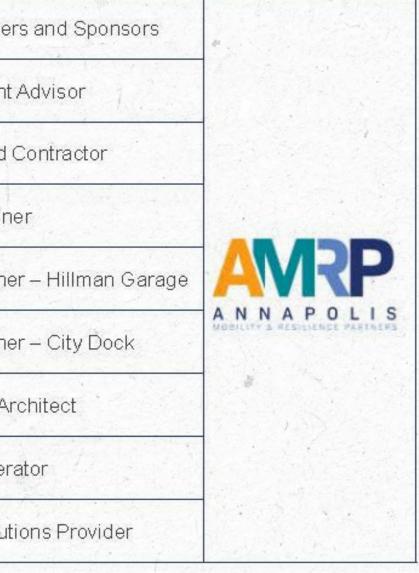
- Consortium led by Amber Infrastructure and Hunt Companies
- Complete team broad experience
- Local knowledge and international strength

Strengths of AMRP Team

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

	and the second second second
	• Co-Develope
TFIC TREADIVELL FRANKLIN INFRASTRUCTURE The security of capacity	• Development
WHENKETDERNEY	• Design Build
het	• Master Plann
	• Lead Designe
wsp	• Lead Designe
MAHAN RYKIEL	• Landscape A
	Parking Oper
Q via	Mobility Solut





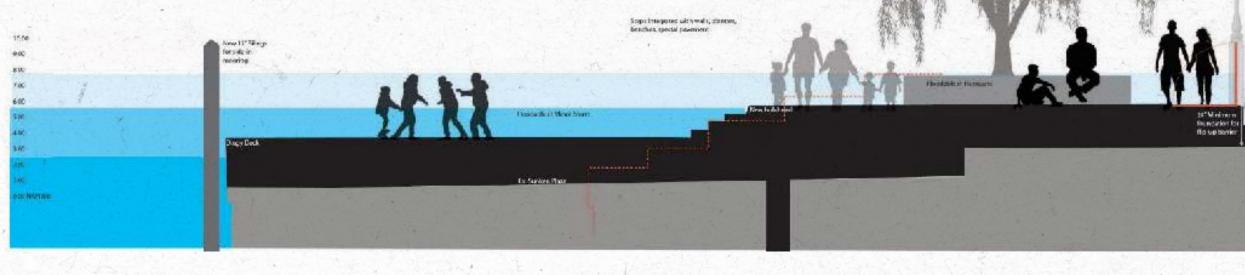
2. City Dock – Basis for Design Solution

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





khead height shown in black hanical barrier design

Convestigation support at early and of sense (shown integrated in the integrated in the integrated in the

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 ٠
- 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-ofthe-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





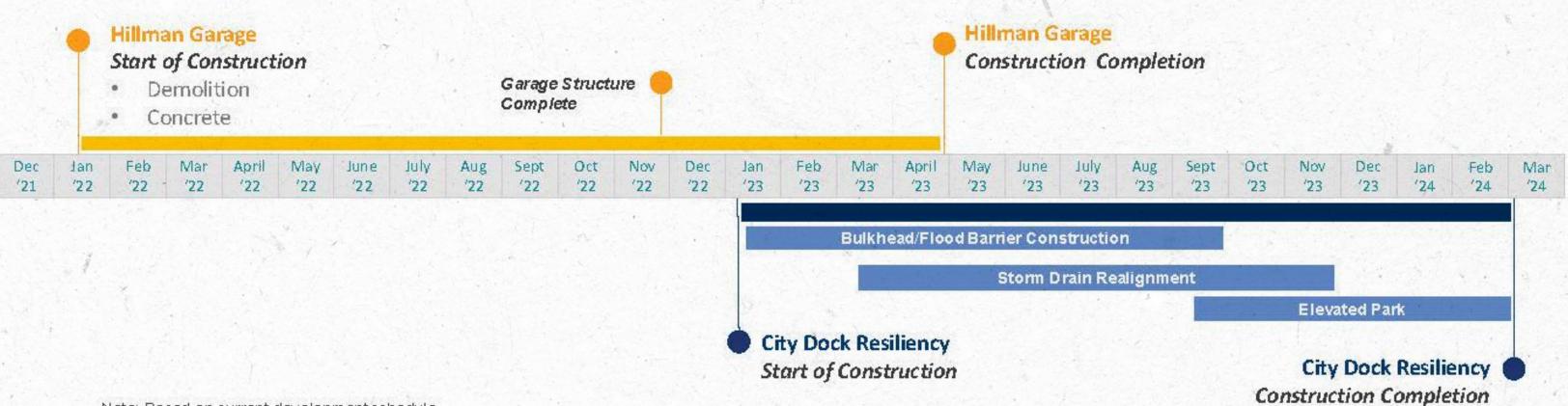




7. Initial Schedule

Minimizing local disruption

- Overlapping construction schedules for Hillman Garage and City Dock reduces construction time and cost .
- Minimize impact over important summer season initial construction on City Dock contained to specific areas to reduce impact 1
- Parking at City Dock to remain until Hillman Garage construction completed ٠
- Disruption mitigated by mobility solution ٠



Note: Based on current development schedule



8. AMRP Scope – Description and sequencing

Sequence of Work

Feasibility Review Program Defin	nition Project Development	Confirm Value Money	for Complete Finar for Hillman Ga
Feasibility Review	Program Definition		Project Development
 Initial Parking Study Design Development and validation of initial assumptions for Hillman Garage and City Dock Develop initial construction cost and schedule Develop preliminary financial plan Review on-demand shuttle needs 	 Together with the City agree: Development program and schedule Scope for Hillman Garage Baseline scope for City Dock Framework for MBE/DBE/SBE Program 		 Develop mobility and pa Finalize permitting for H City Dock Final construction cost a Detail estimate and sch Finalize the financing pl documentation for Projet
			MBE/DBE and Small bus • Undertake market outre

Confirm Value for Money

Hillman Garage:

Final scope, cost and schedule

City Dock:

 Detailed scope, cost and construction schedule developed to determine project affordability

City Approval:

 To enter final project agreement and financing for Hillman Garage

Complete Financing - Hillman Garage

- Finalization of contracts and finance documentation
- · Financing is completed just as for a mortgage
- Notice to proceed with Hillm an Garage construction

- Develop plan for individual bid packages

Finalize City Dock Development

City Dock:

- Final scope, cost and schedule

City Approval:



ancing arage

Finalize City Dock Development

parking strategy for construction period Hillman Garage and progress permitting for

t and schedule for Hillman Garage chedule for City Dock plan and develop required legal jects.

isiness plan:

reach

Work with the City to develop and define Project goals

All major development and environmental permits are issued

To enter final project agreement for City Dock Resilience Project

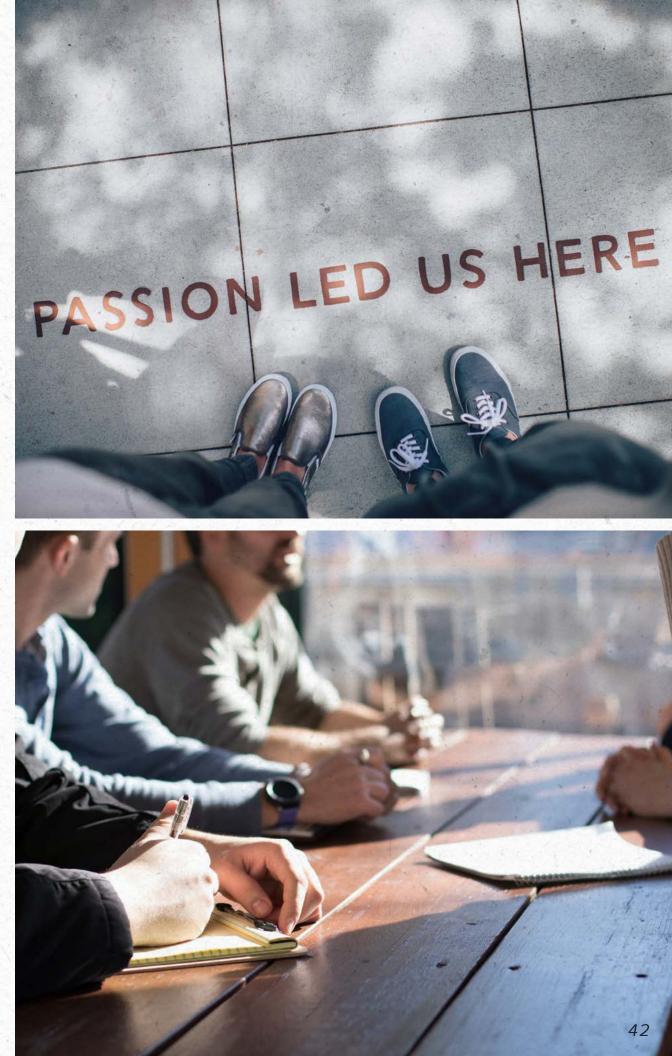
MULTI-FACETED OUTREACH AND COMMUNITY ENGAGEMENT

- **COMMUNITY AND COMMISSION WORK** SESSIONS
- PC & HPC Feb. 25, 2021
- City Council March 18, 2021
- CDAC
- HPC
- PC & CC
- Ongoing Ongoing 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





CITY DOCK ACTION COMMITTEE

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!

