



**CITY DOCK/HILLMAN GARAGE**  
**MOVING FORWARD**

**CDAC PRESENTATION**

**MARCH 25, 2021**



- 1. Overview: Eileen Fogarty**
- 2. Why We Are Here: Robert Clark, President & CEO Historic Annapolis Foundation**
- 3. Moving Forward: Alderwoman Tierney**
- 4. AMRP Feasibility Analysis: Eivind Dueland, Project Manager**
- 5. Concepts for City Dock: Bryce Turner, BCT Design Group**
- 6. Revenue Variables: City Manager David Jarrell**
- 7. Gateway to the Bay: Wendy O'Sullivan, Superintendent, NPS Chesapeake Bay Office**
- 8. City Dock Story: Chris Haley**
- 9. Community Engagement: Eileen Fogarty**

# REINVESTING IN DOWNTOWN FOR OUR FUTURE

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**



## **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

## DILAPIDATED HILLMAN GARAGE: ROBUST PARKING STRATEGY

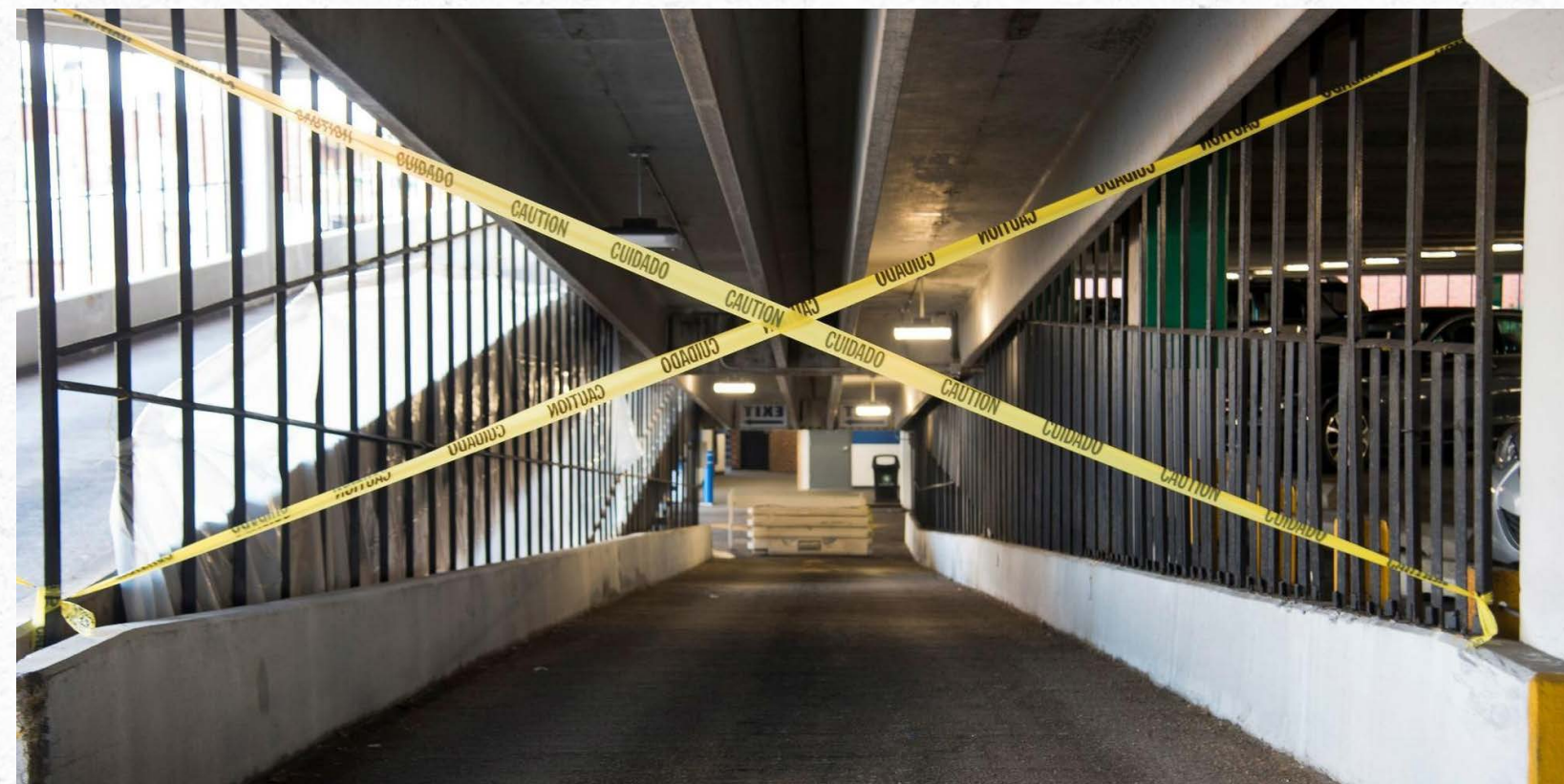


**1. ACCESS ESSENTIAL TO CITY DOCK'S FUTURE**

**2. SAFE, EFFICIENT NEW GARAGE: GREATER CAPACITY**

**3. AGGRESSIVE PARKING STRATEGY**

- APPS: REAL TIME PARKING
- PRIORITY CUSTOMER PARKING



# **PROGRESS: PRE-DEVELOPMENT PHASE**

**JAN. 2021-PRESENT**

## **PURPOSE**

- **FEASIBILITY ANALYSIS**
- **CONFIRM ASSUMPTIONS**

## **STUDIES UNDERWAY**

- **SURVEYS/BOUNDARIES**
- **GEOTECHNICAL STUDIES**
- **ARCHEOLOGICAL STUDY**
- **PARKING REVIEW-CONFIRM ASSUMPTIONS AND REVENUE**



# **PROGRESS: PRE-DEVELOPMENT PHASE**

## **FULLY ENGAGE CITY DEPTS.**

- PUBLIC WORKS
- TRANSPORTATION
- PLANNING
- CITY ATTORNEY
- FINANCE

## **ONGOING OUTREACH**

- CITY DOCK ACTION COMMITTEE    DEC. 17, 2020
- DOWNTOWN BUSINESSES            JAN. 15, 2021
- WARD ONE RESIDENTS            FEB. 18, 2021
- PLANNING COMMISSION/ HPC    FEB. 25, 2021





# Presentation

Update to City Council

March 18, 2021





# PDA Process – Recap

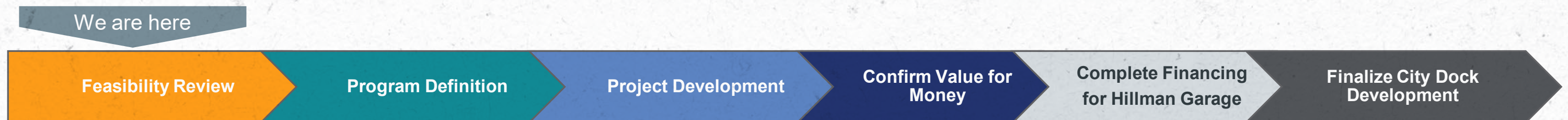
## During the PDA phase AMRP will develop both Projects

- Develop and finalize the technical solutions for the Hillman Garage and City Dock
- Tailor commercial and financing structure to meet the City's goals

## Activities include:

- Develop design, scope and schedules for Hillman Garage and City Dock
- Develop construction cost for Hillman Garage and City Dock – open book basis
- Evaluate alternative financing solutions that can bring value to the City
- Produce investment grade parking and revenue study

## PDA Process Overview:



# Feasibility Review

## Goal:

- Assess the technical and financial feasibility of the Projects including the estimated base case revenue and project cost projections

## Some of the work that has started:

- Review of historical parking and transit data
- Updates to the schematic design for Hillman Garage and City Dock
- Survey and property due diligence
- Initial archeological and historic investigations
- Initial geotechnical investigations
- Initial environmental investigations
- Ongoing outreach activities in coordination with City and through CDAC

## Scope:

Feasibility Review – Scope of Work
<p><b>Parking and Mobility:</b></p> <ul style="list-style-type: none"> <li>• Initial Parking Study – review of City assets and street parking</li> <li>• Explore parking rate and pricing models</li> <li>• Develop initial recommendations</li> <li>• Review on-demand shuttle needs</li> </ul>
<p><b>Design and Construction:</b></p> <ul style="list-style-type: none"> <li>• Schematic design development for Hillman</li> <li>• Program development for City Dock</li> <li>• Initial geo.tech and environmental study</li> </ul>
<p><b>Schedule and Cost:</b></p> <ul style="list-style-type: none"> <li>• Initial review cost of Hillman Garage (reuse &amp; size)</li> <li>• Initial review of construction and permitting schedule</li> <li>• ROM price for Hillman Garage (incl. DB, O&amp;M and LLC)</li> <li>• ROM price for City Dock</li> </ul>
<p><b>Commercial and Financial Plan:</b></p> <ul style="list-style-type: none"> <li>• Preliminary financial model</li> <li>• Initial lender outreach</li> <li>• Development of base case financing assumptions</li> <li>• Initial review of commercial structures</li> </ul>

Very good working relationship with City departments and staff – organized around separate working groups

# Community Engagement / Outreach

## Ongoing engagement throughout the PDA process

- AMRP participated in multiple outreach activities in coordination with the City
- Further engagement to be undertaken as designs and parking strategy are advanced
- Website being developed to provide public a source of information as projects progress – including FAQs
- Project program for MBE/DBE/SBE participation will be developed together with the City
- Website will include form to register interest in future MBD/DBE/SBE project opportunities



Photo Credit: December 17, 2020 CDAC Presentation

# City Dock

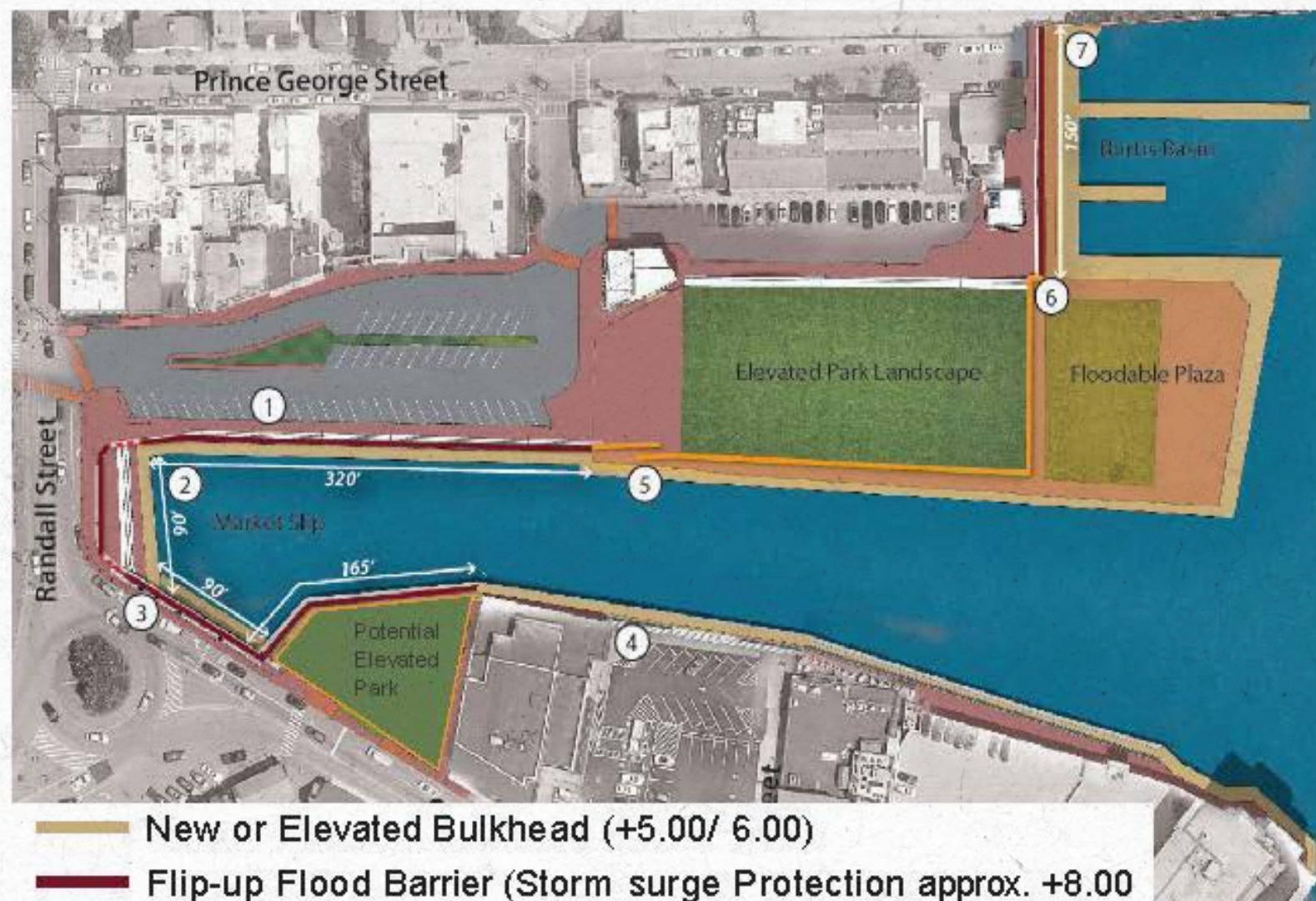
Design update



# City Dock

## Ongoing Work

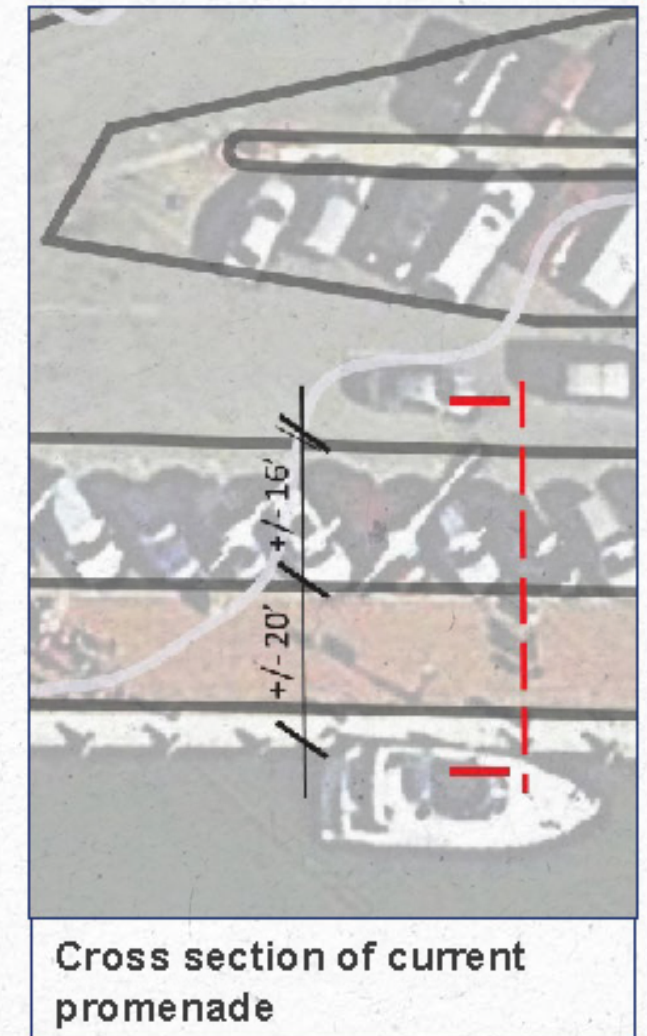
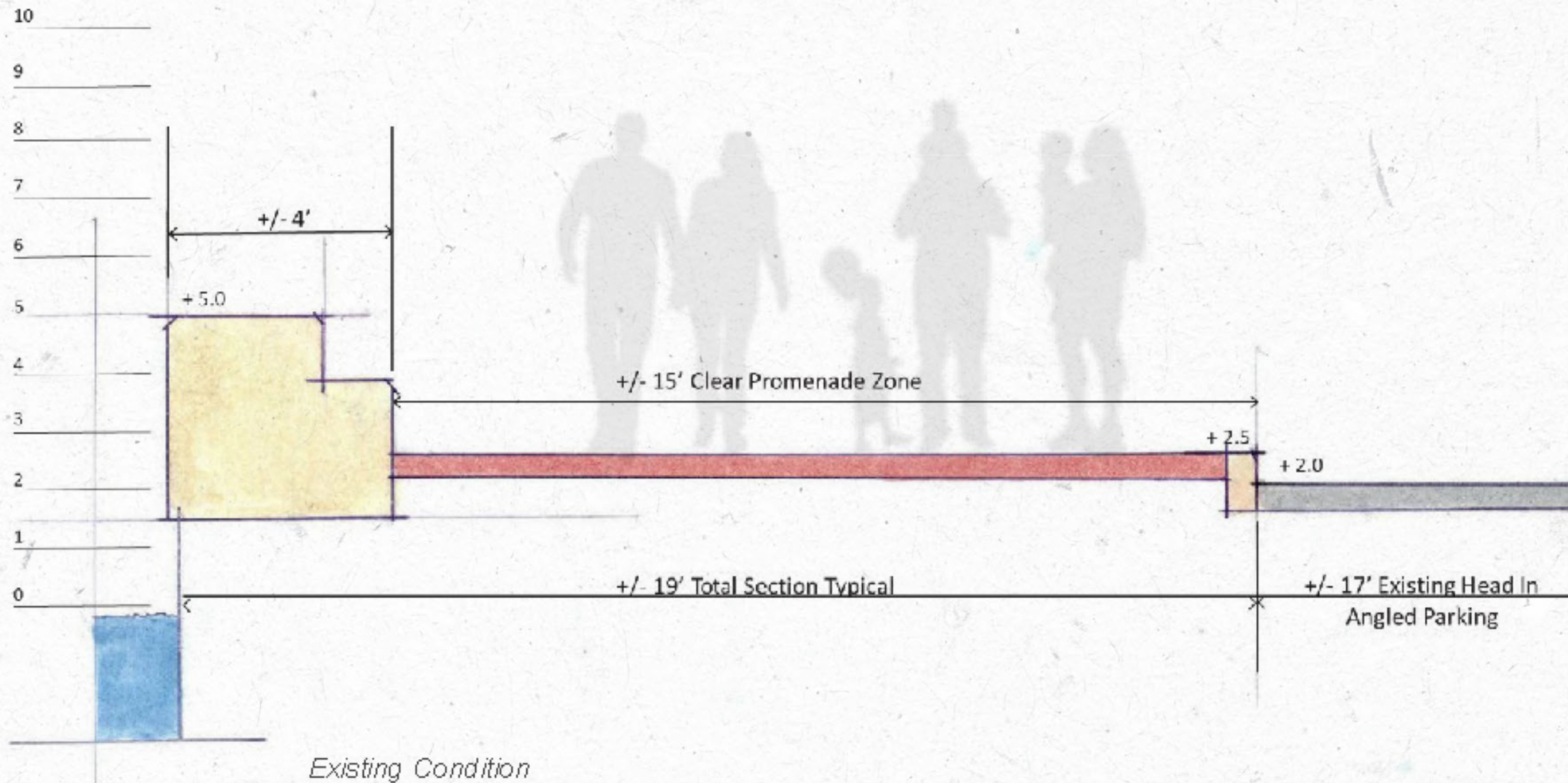
- Updating concepts from proposal – review of alternative solutions with City staff
- Minimize impact to existing bulkhead and water access
- Developing inviting space while ensuring continuous protection



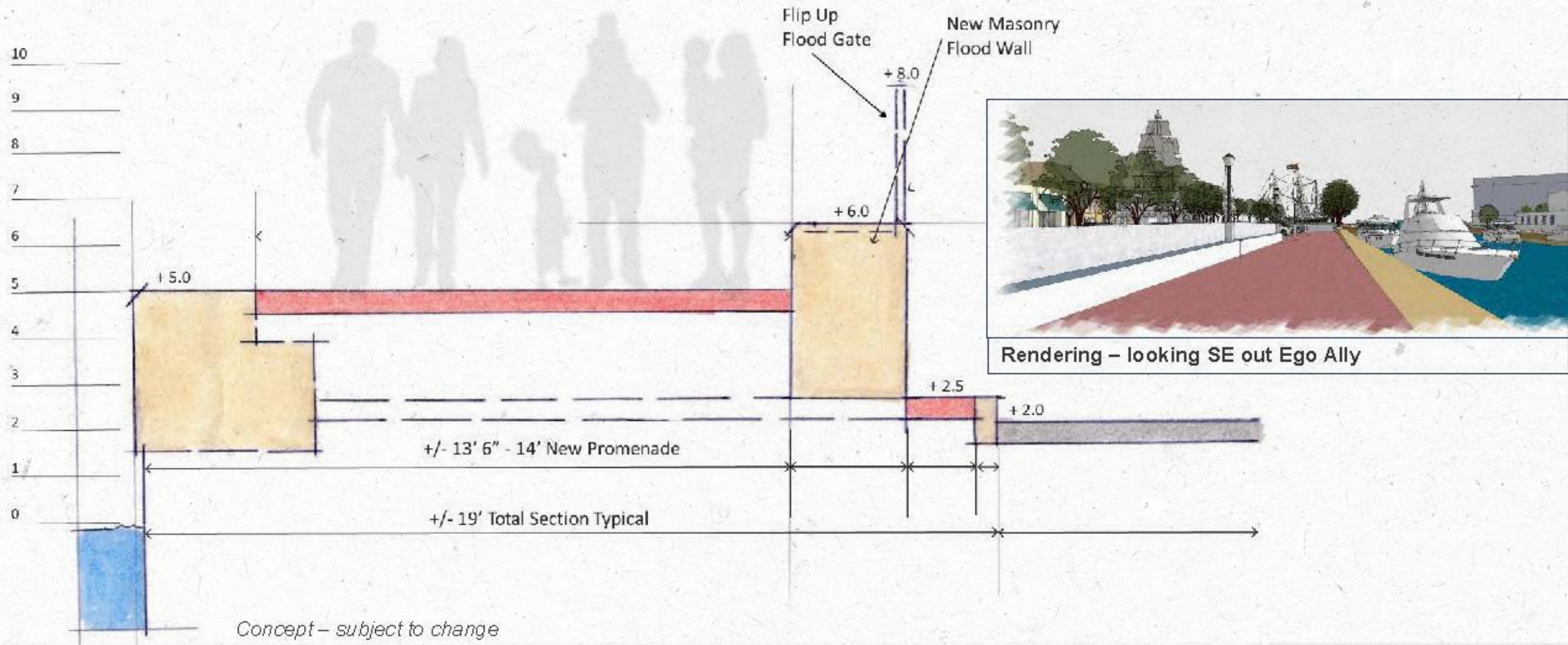
# City Dock – Promenade Alternatives

## Balanced Approach

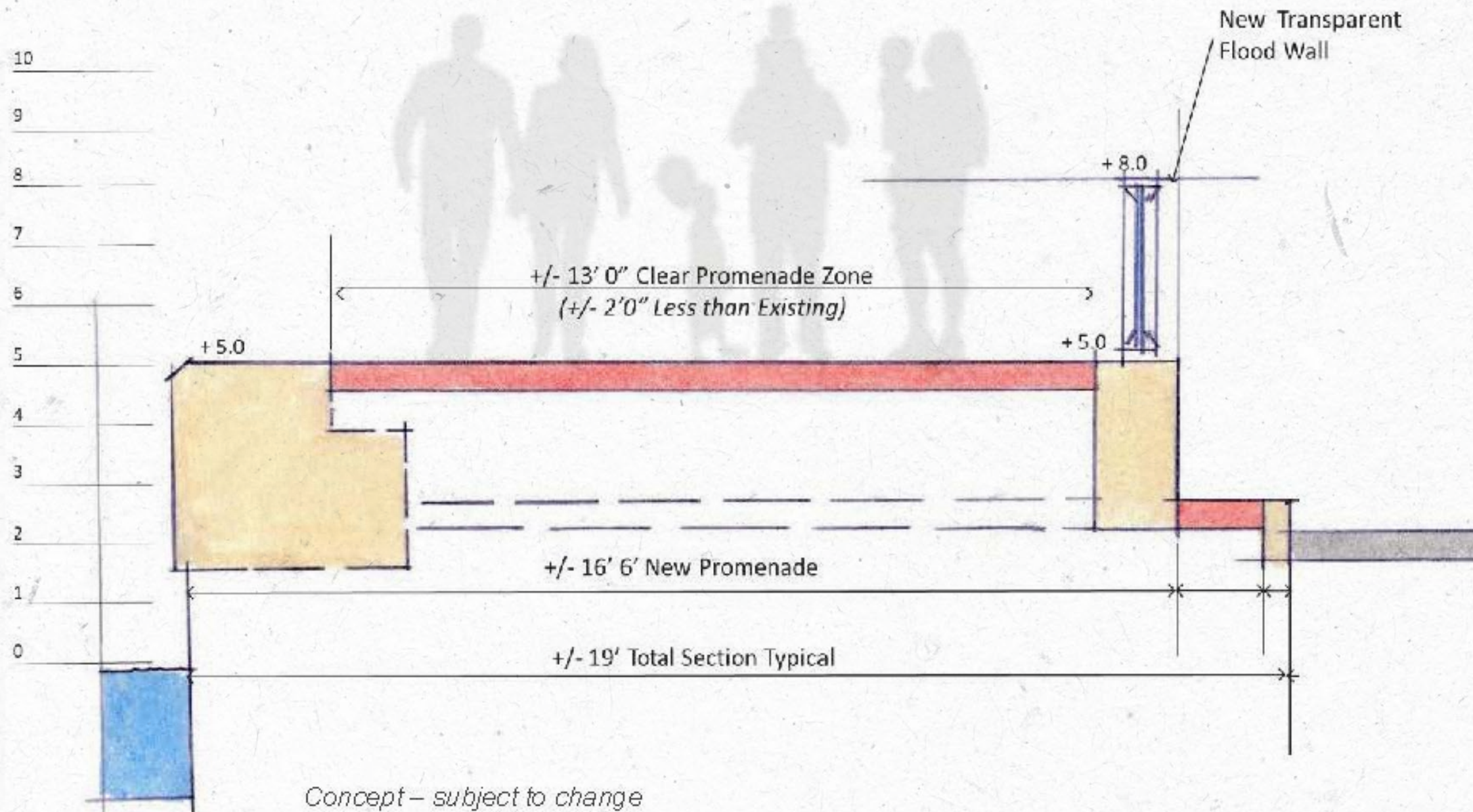
- Sea/ flood level height will be key driver of design alternatives – balance of water access/ views and protection both now and future



# City Dock – Flood Wall with Flip Up Gate



# City Dock – Transparent Flood Wall



Example of transparent flood wall

*Concept – subject to change*



# City Dock – Park Space and Resilience

## Park Space integral component of City Dock design

- Programing of public and park spaces – more detail later in presentation
- Identify areas that can incorporate cultural and historic monuments



Potential that park area can be developed at current Donner parking lot



Elevated park – steps provide additional seating areas

*Concepts shown – subject to change*

# Hillman Garage

Design update





EXISTING GARAGE



CONCEPT DESIGN



EXISTING GARAGE



CONCEPT DESIGN

# Programing

## Public Spaces



## 2. City Dock – Public Space as Resilience Infrastructure

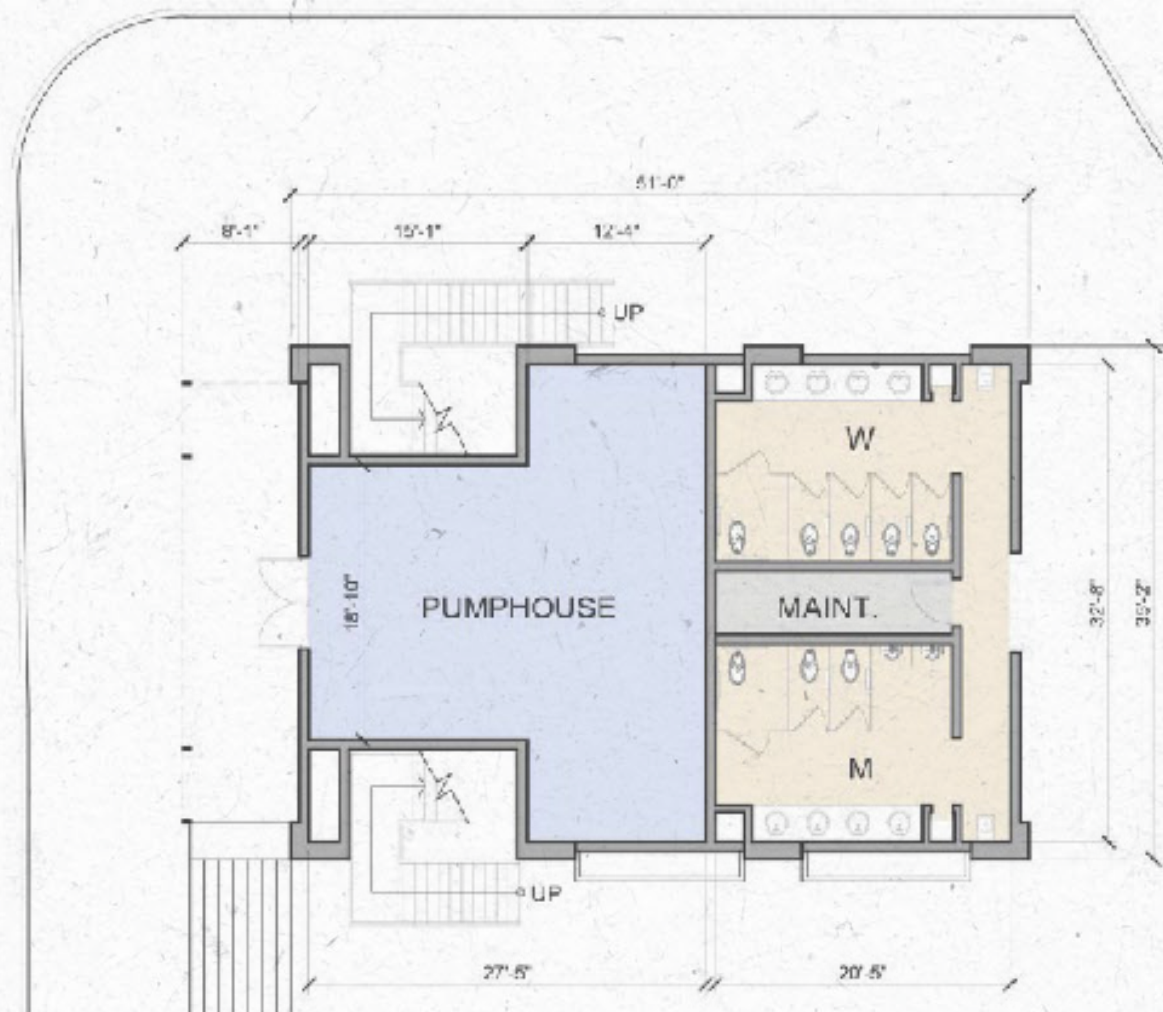


*Concepts shown – subject to change*

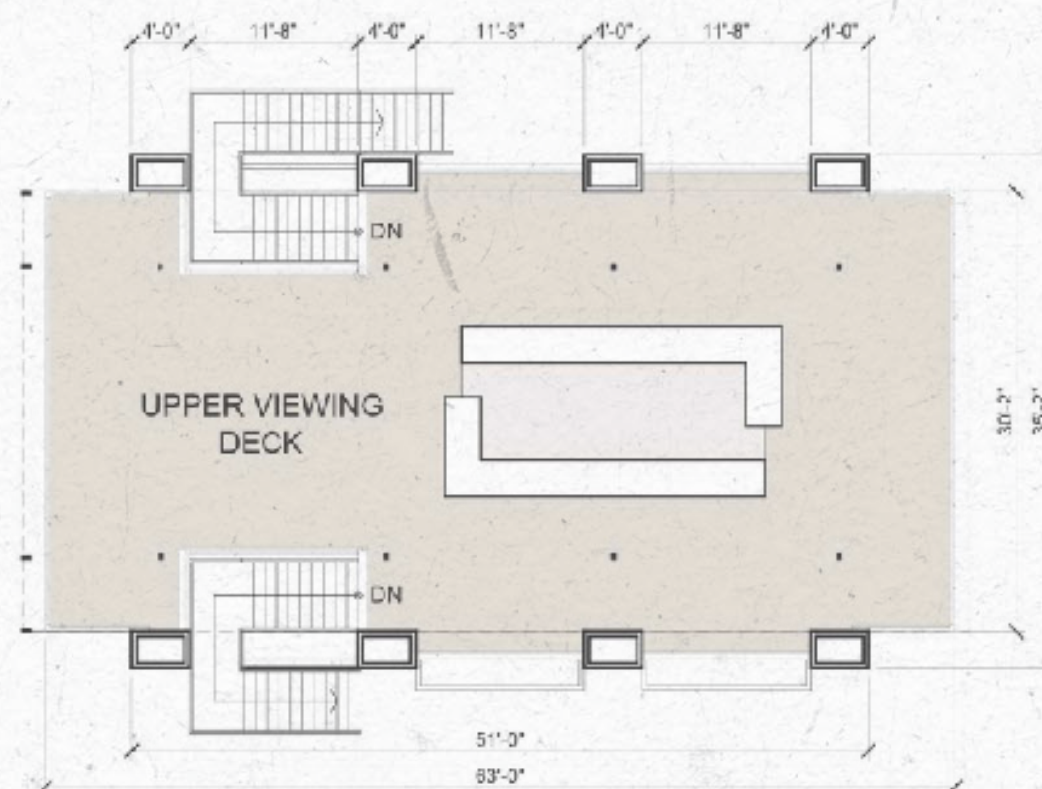


# City Dock – Pumphouse

**PUMPHOUSE / PUBIC RESTROOMS LOWER LEVEL**



**PUMPHOUSE / PUBIC RESTROOMS UPPER DECK**



- **Lowlying 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 a 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**

*Concepts shown – subject to change*

# City Dock – Pumphouse/ Restroom/Pop Fountain



*Concepts shown – subject to change*

# City Dock – Pumphouse/ Restroom/Pop Fountain



*Concepts shown – subject to change*

# City Dock – Pumphouse/ Restroom/Pop Fountain



*Concepts shown – subject to change*

# DETERMINE PROJECT ECONOMICS AND FINANCING STRATEGY

## DIRECT CORRELATION BETWEEN THE COST OF GARAGE AND REVENUE TO THE CITY / CITY DOCK

- VARIABLES IN GARAGE COST
- DESIGN OF GARAGE



# NPS WATERFRONT ACCESS / ON-WATER ACCESS

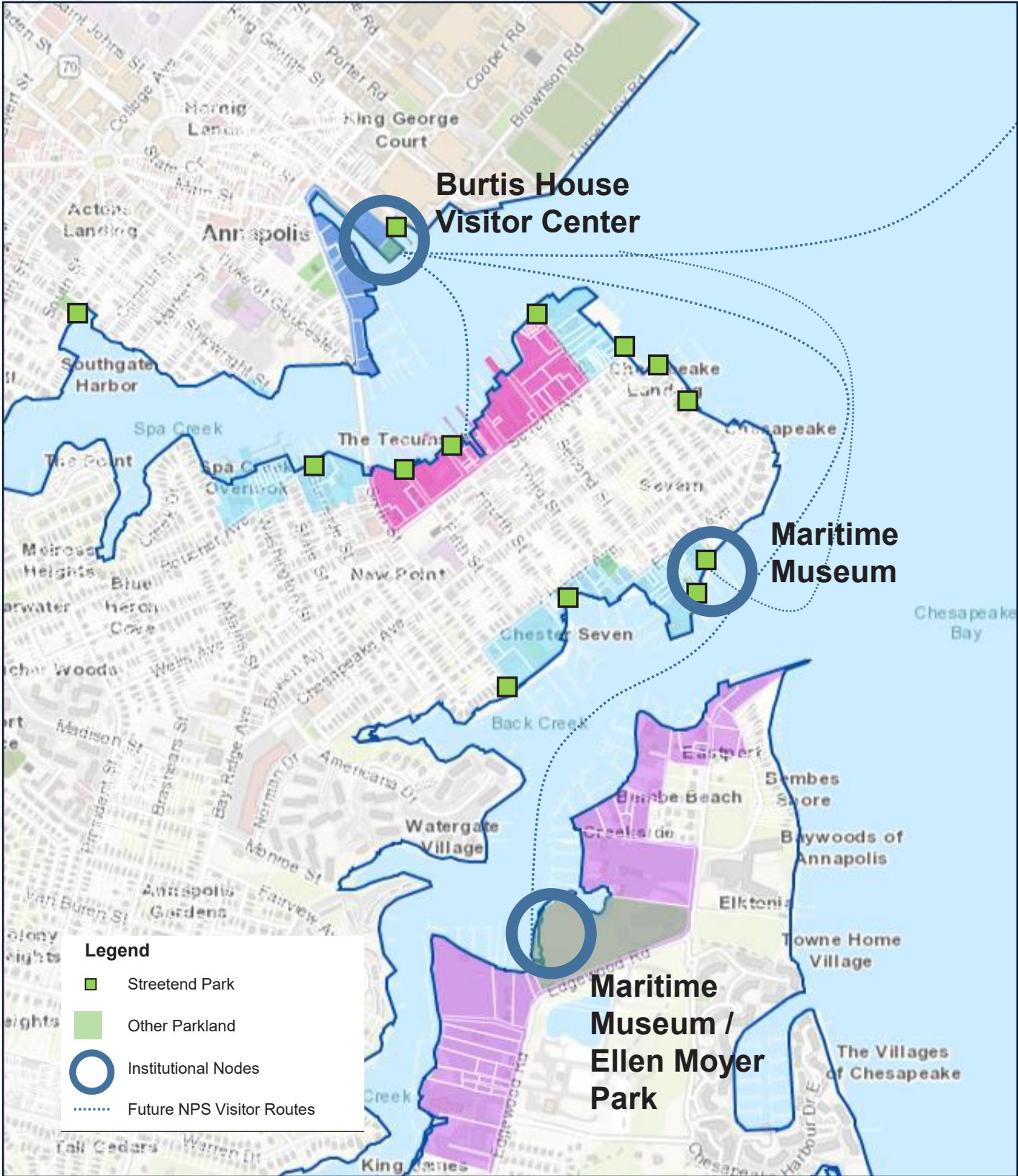
## WATER ACCESS OPPORTUNITIES

### CREATE A GATEWAY TO THE BAY AT CITY DOCK IN PARTNERSHIP WITH THE CITY

- BURTIS HOUSE/WHARF AS CENTRAL LAUNCH
- ON-WATER COMMERCIAL PARTNERSHIPS AND PROGRAMMING CONNECTIONS ACROSS MARITIME DISTRICTS AND NATIONAL HISTORIC DISTRICT

### CREATE NEW OPPORTUNITIES

- NEW PROGRAMS TO CREATE EQUITABLE WATER ACCESS, BRINGING OUR MANY DIVERSE COMMUNITIES IN TOUCH WITH THE BAY
- SUPPORT TO ENHANCE AND EXPAND SIGNATURE ANNAPOLIS AND CHESAPEAKE EXPERIENCES



# **NEW COMMITTEE: 'EXPERIENCING CITY DOCK'**

## **CHRIS HALEY, CO-CHAIR**

**CREATE A WORLD CLASS PUBLIC SPACE THAT CELEBRATES CITY DOCK'S DIVERSE AND COMPLEX HISTORY!**

.....

**Share the many African-American and Multi-Cultural experiences and stories from Colonial times through the 1950's and 1960's to the present**

- STORIES FROM THE DOCK: VIDEO SERIES**

**Define the direction for the Public Space to weave stories and events together to memorialize these contributions.**

**Invite Experts and a diverse array of local residents with stories to share about living and working at City Dock.**



# MULTI-FACETED OUTREACH AND COMMUNITY ENGAGEMENT

## I. WORK SESSION WITH ELECTED OFFICIALS, BOARDS AND COMMUNITY

- Downtown Businesses Jan. 15, 2021
- WORA Residents Feb. 18, 2021
- Planning Commission Feb. 25, 2021
- Historic Preservation Commission Feb. 25, 2021
- CDAC March 25, 2021

## II. DIRECT COMMUNITY ENGAGEMENT: CDAC NEW COMMITTEES AND FOCUS GROUPS

- Financial, Business, Residential, Maritime, Parking
- Engage Residents and Downtown Business
- Stakeholder Interviews
- New City Dock Multi-Cultural Experiences Committee

## III. CHANNELS FOR COMMUNICATION WITH THE COMMUNITY

- City Dock Web Site
- AMRP Interactive Web Site
- Newsletter
- Social Media
- Outdoor Signage
- Technology Solutions (Apps)

## IV. PUBLIC AWARENESS/MESSAGING/BRANDING

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





# ONGOING ENGAGEMENT WITH COMMUNITY

## THROUGHOUT HILLMAN GARAGE/CITY DOCK PLANNING, DESIGN AND DEVELOPMENT PROCESS

- CDAC, Residents, and Downtown Businesses: meetings, focus groups interviews and surveys
- Robust communication plan to notify public, local businesses and residents



## PRE-DEVELOPMENT PHASE: JAN.2021-DEC. 2021

- Planning and Design of Hillman Garage
- Development of Interim Parking and Mobility Strategy
- Preliminary Design for City Dock

**MBE/ DBE/ SBE OUTREACH TO LOCAL SUB-CONTRACTOR AND THE MINORITY COMMUNITY REGARDING PROJECT OPPORTUNITIES.**



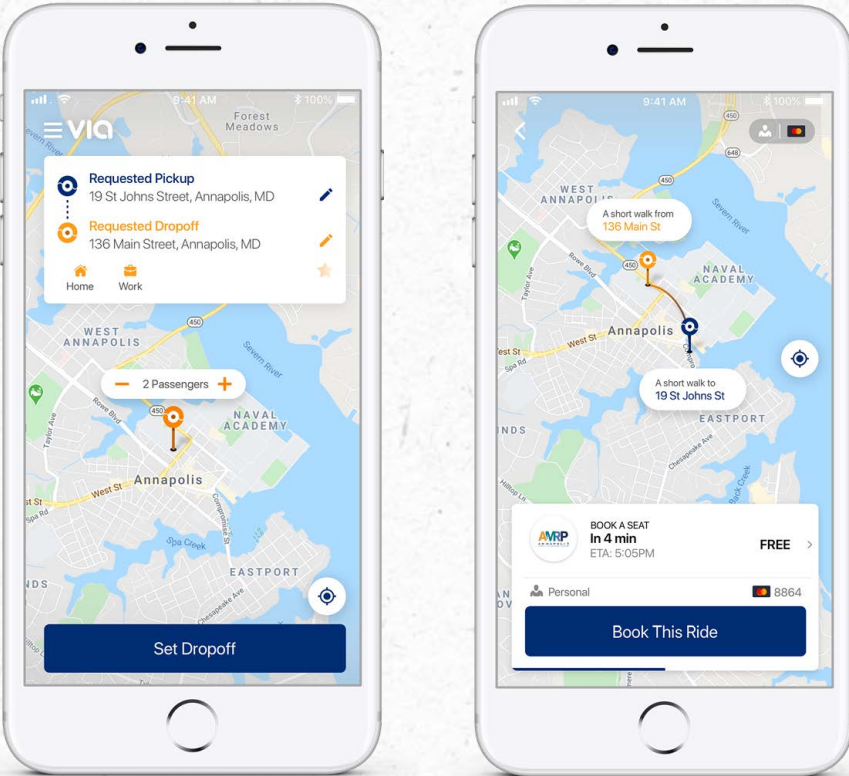
# ONGOING ENGAGEMENT WITH DOWNTOWN COMMUNITY

## CITY DOCK DESIGN & DEVELOPMENT PHASE: SUMMER 2021-SEPT. 2022

- **Design for City Dock**
- **Comprehensive Parking and Mobility Strategy**

## CONSTRUCTION PHASE: JAN. 2022-Feb. 2024

- **Coordination and logistics with business and residential community surrounding construction**



Via Mobility App





**THANK YOU FOR GETTING US HERE!**

.....  
**WE WANT TO HEAR YOUR THOUGHTS, IDEAS  
AND DIRECTION!**