



# REINVESTING IN ANNAPOLIS' WATERFRONT

LAMBDA ALPHA PRESENTATION

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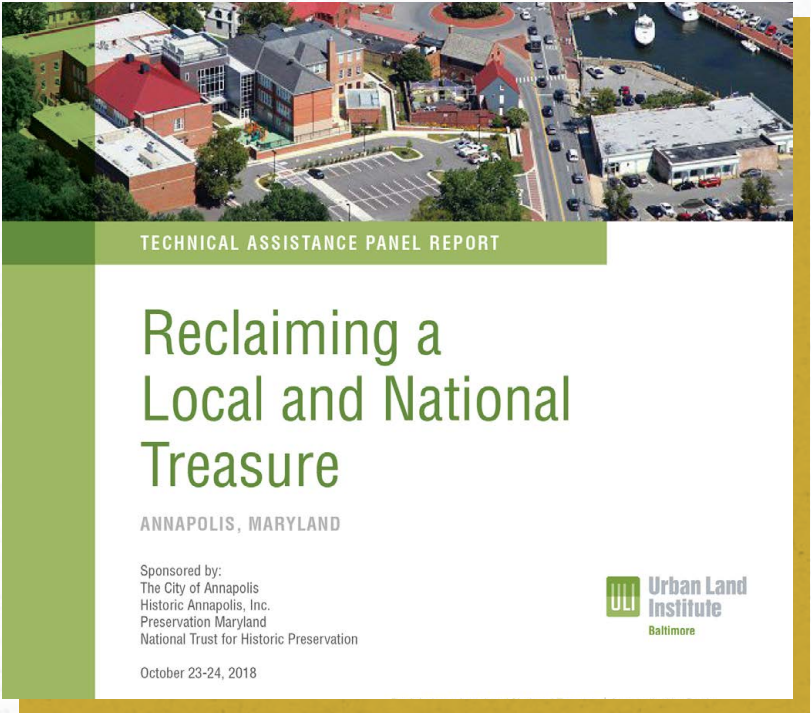
MARCH 17, 2021



# TRANSFORMING CITY DOCK: CULMINATION



PRIOR PLANS



URBAN LAND INSTITUTE  
'RECLAIMING A  
LOCAL AND NATIONAL  
TREASURE'



PARTNERSHIPS



ANNE ARUNDEL  
COUNTY  
MARYLAND





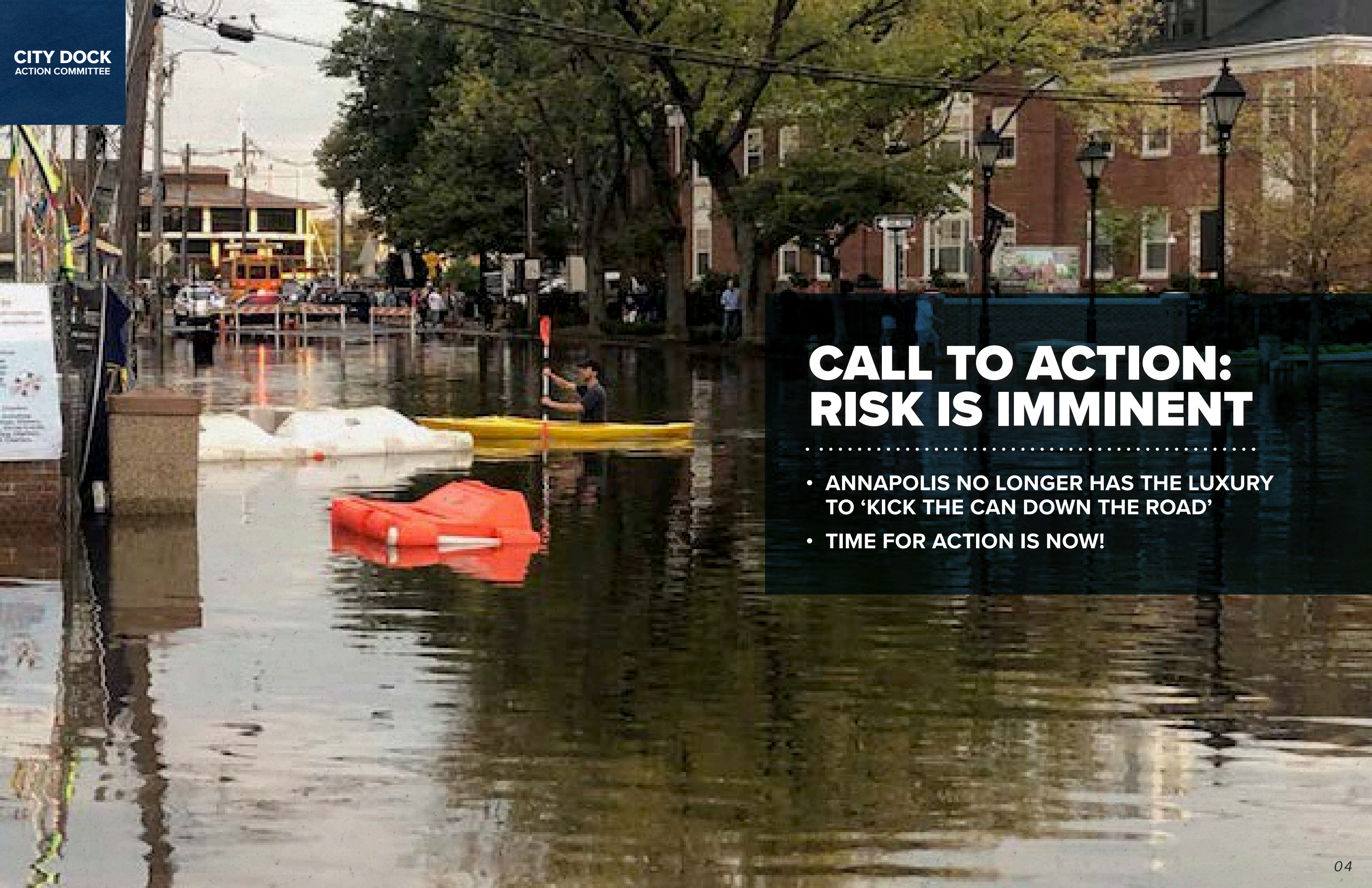
# WE CAN DO BETTER

**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

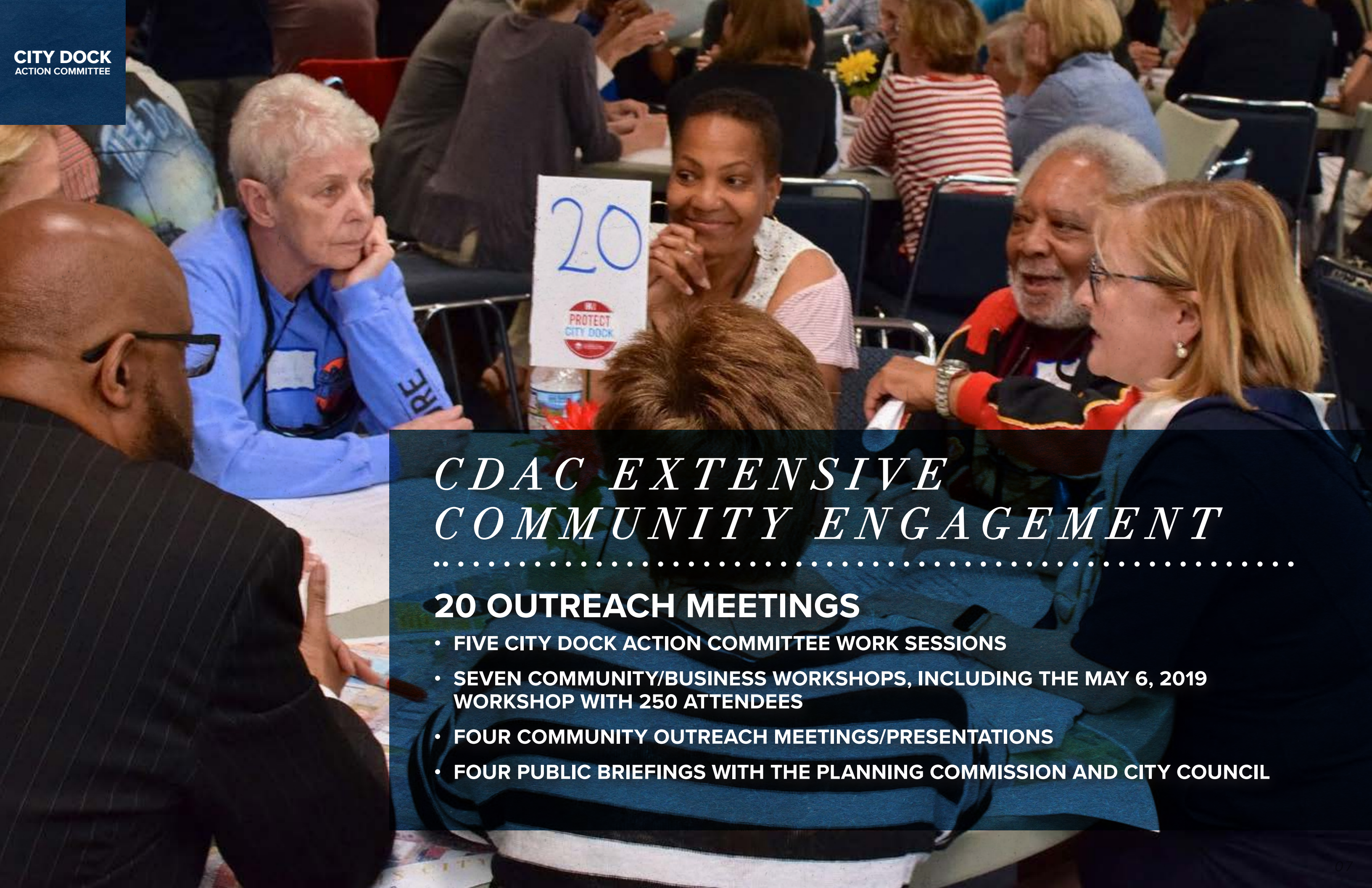
- Create Broad-Based Consensus for City Dock’s future
- Identify a Clear Path Forward for Action

## ‘PATH FORWARD’ - CDAC PROCESS

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







# *CDAC EXTENSIVE COMMUNITY ENGAGEMENT*

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## **20 OUTREACH MEETINGS**

- FIVE CITY DOCK ACTION COMMITTEE WORK SESSIONS
- SEVEN COMMUNITY/BUSINESS WORKSHOPS, INCLUDING THE MAY 6, 2019 WORKSHOP WITH 250 ATTENDEES
- FOUR COMMUNITY OUTREACH MEETINGS/PRESENTATIONS
- FOUR PUBLIC BRIEFINGS WITH THE PLANNING COMMISSION AND CITY COUNCIL



# **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**

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## **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

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## 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

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## PRESERVE & PROTECT DOWNTOWN

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





# FINANCIAL TOOLS

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- **IMMEDIATE: HILLMAN GARAGE, INTERIM PARKING STRATEGY**
- **MID-RANGE: CITY DOCK REDEVELOPMENT & RESILIENCY SYSTEMS**
- **FINANCING AUTHORITY:**
  - **STATE GRANTS AUTHORITY**
  - **ANNAPOLIS/ANNE ARUNDEL COUNTY IDENTIFY FUNDING SOURCES**





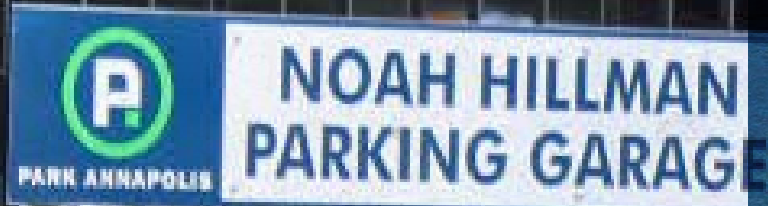
# THRIVING LOCAL BUSINESS WORK GROUP

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## PROMOTE ALL THINGS LOCAL / ACCESSIBLE PARKING

- FLEXIBLE SPACE FOR LOCAL MARKETS/SEASONAL EVENTS
- PRIORITY FOR PATRON PARKING





# PARKING, BIKING, PEDESTRIAN ACCESS WORK GROUP

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- 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



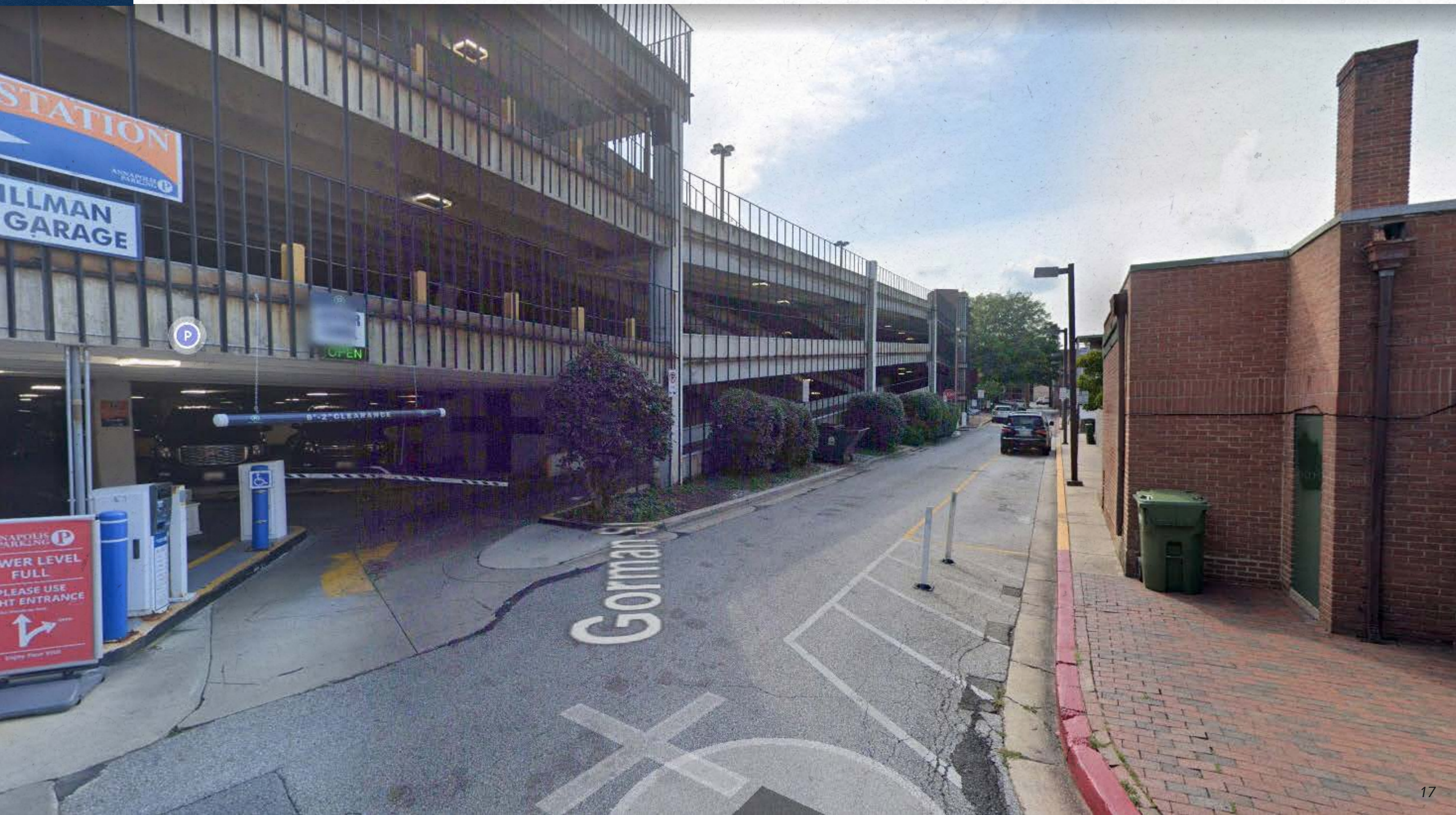
# FROM DIAGRAM TO PLANS

## AMRP PROPOSAL





# HILLMAN: EXISTING





# HILLMAN: TRANSFORMED

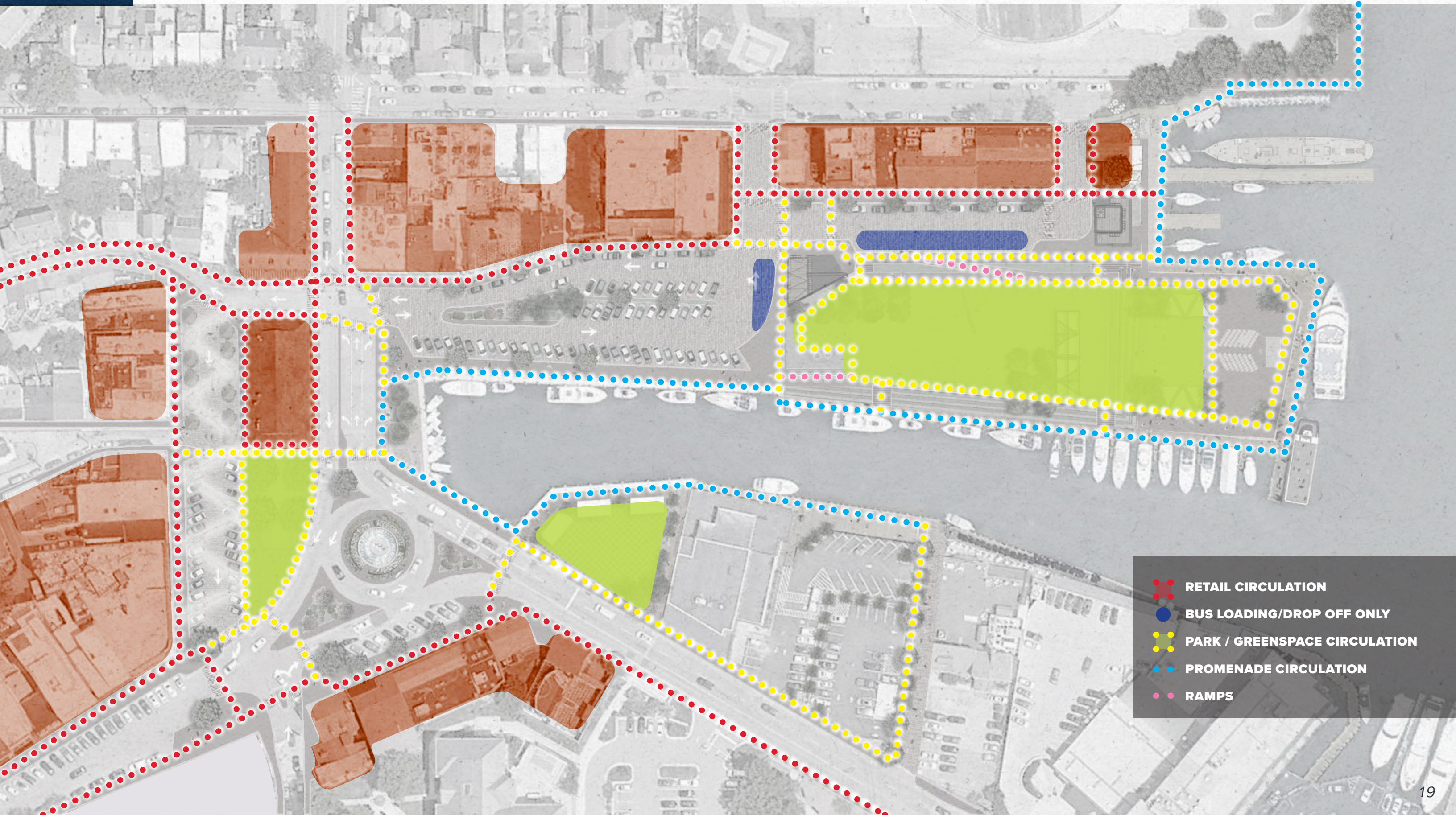


OPERABLE DOORS CONCEPT





# CDAC USE DIAGRAM



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



# MAIN STREET VIEW CORRIDOR





# CITY DOCK: EXISTING





# A PROUD PUBLIC SPACE

AMRP RFP SUBMISSION DESIGN, NOT FINAL

**CITY DOCK**  
REIMAGINED











PUMPHOUSE / RESTROOMS / POP FOUNTAIN





# PUMPHOUSE / RESTROOMS / POP FOUNTAIN



AMRP RFP SUBMISSION DESIGN, NOT FINAL

CITY DOCK  
REIMAGINED





# PUMPHOUSE / RESTROOMS / POP FOUNTAIN



NEXT STEPS

PARTNERSHIP TO IMPLEMENT CITY DOCK



CITY ANNAPOLIS



ANNE ARUNDEL COUNTY  
(requesting funding from State)



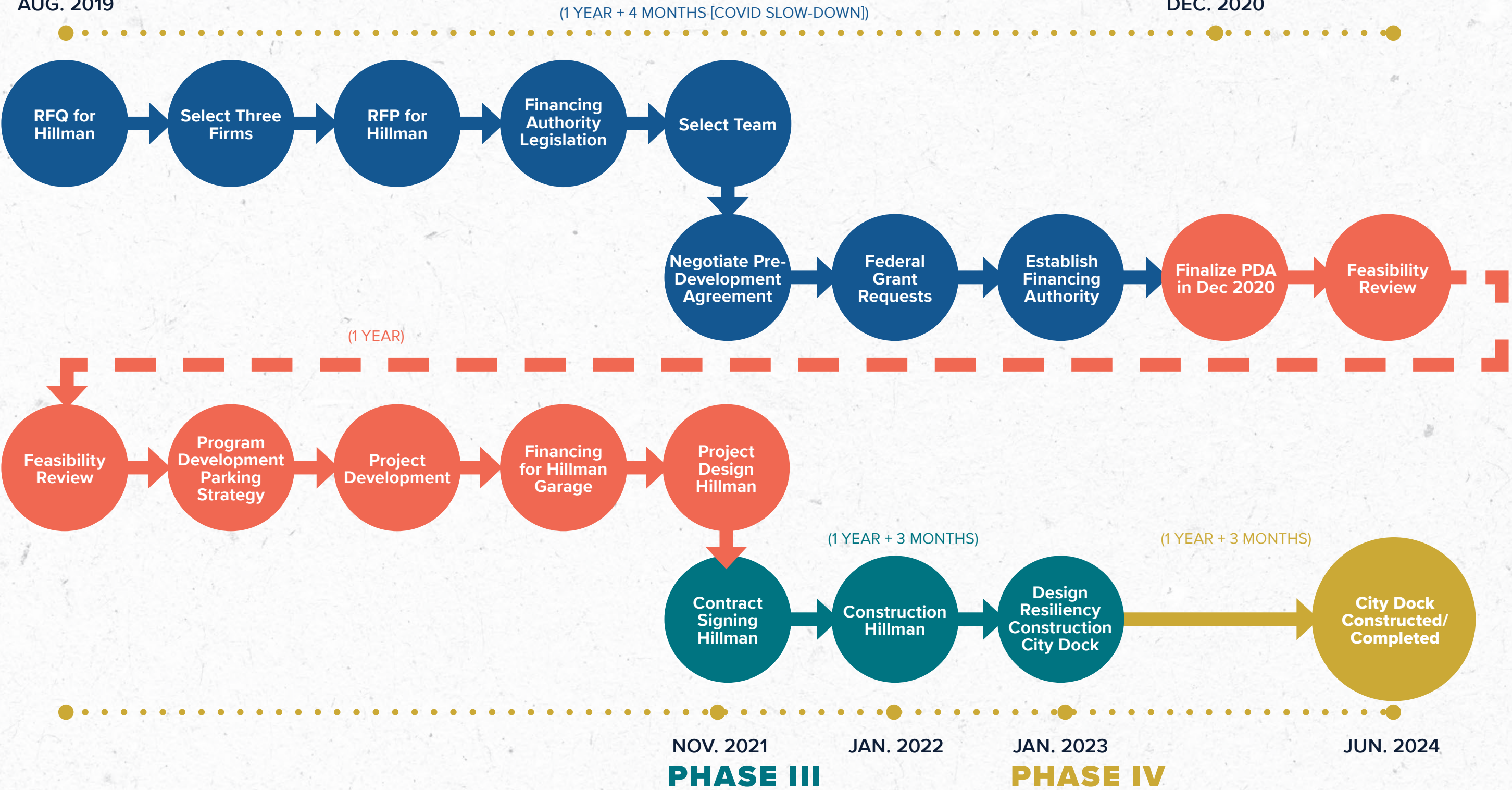
HISTORIC ANNAPOLIS

PHASE I

AUG. 2019

PHASE II

DEC. 2020





# 1. 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	



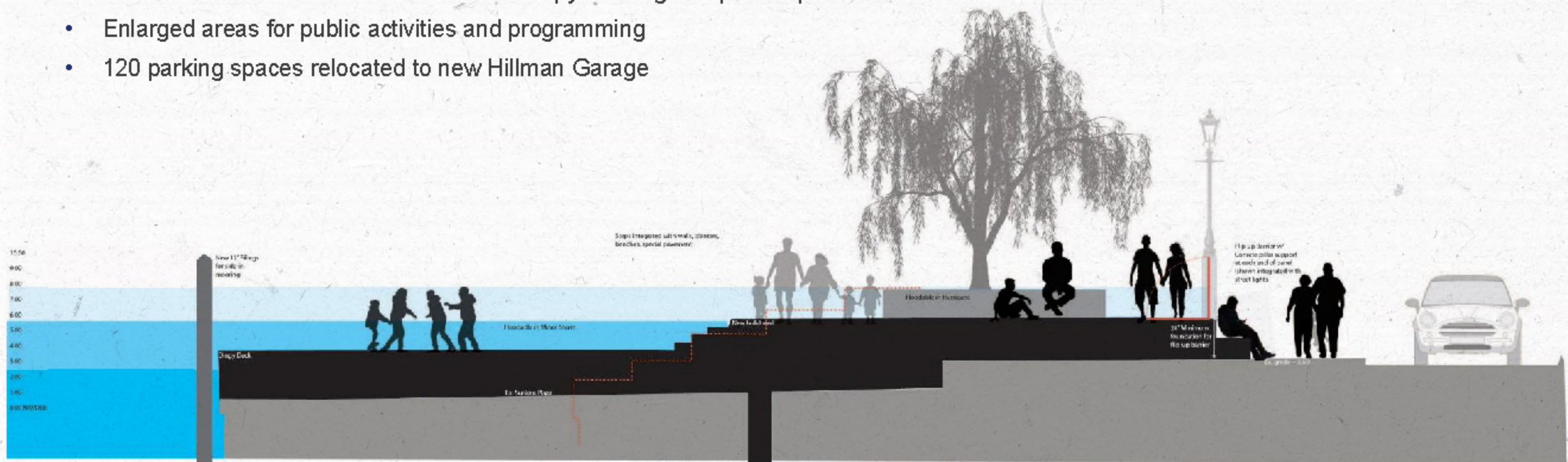
## 2. City Dock – Basis for Design Solution

### 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





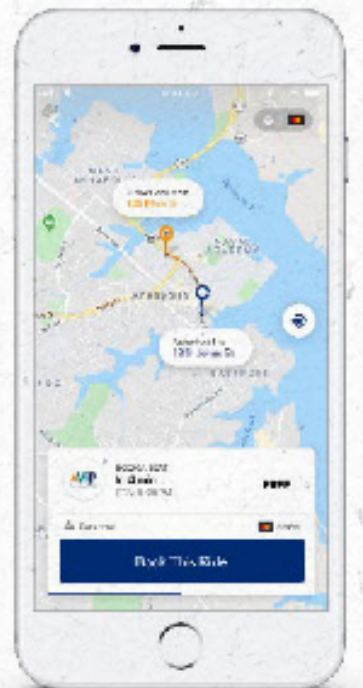
## 4. Mobility

### 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





# 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







**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!**