



MARITIME WELCOME CENTER & CITY DOCK PARK

PLANNING COMMISSION AND
HISTORIC PRESERVATION COMMISSION
MAY 14, 2024

An architectural rendering of a waterfront development. The scene is viewed from an elevated perspective. On the left, a paved walkway with a brick pattern runs parallel to a building with large arched windows. People are walking along this path. To the right of the walkway is a green lawn area with several trees and people sitting on the grass. In the center-right, there is a circular amphitheater with a stone floor and a low wall. Further back, there is a fenced-in area with a net, possibly a tennis court. In the background, a harbor with several sailboats is visible under a clear sky. The overall atmosphere is bright and sunny.

TOGETHER WE ARE TRANSFORMING OUR WATERFRONT: PUBLIC SPACE AND PUBLIC BUILDINGS

- **FIRST RATE BOATING FACILITIES**
- **FULL-SERVICE VISITOR CENTER-BOATING & FERRY**
- **BALCONY-ANYONE CAN VIEW ANNAPOLIS' HARBOR**

TODAY: NEXT PHASE RESILIENCY PROJECT

I. REDESIGNED WATERFRONT
WELCOME CENTER

II. CITY DOCK PARK AMENDMENT

- ELECTRICAL EQUIPMENT
- PERGOLA-STAGE
- FOUNTAIN
- PRINCE GEORGE ST. PARK

Scale: 1" = 60'
0' 30' 60'

URGENT ACTION NEEDED!

ON PACE FOR +120 FLOODING EVENTS IN 2024
PRIOR RECORD 65 FLOODING EVENTS IN 2019



WATERFRONT WELCOME CENTER HOW WE GOT HERE!

+ 80 Stakeholder Mtgs- 2023

- WARD BASED OUTREACH** **SEPT 23 - DEC 23**
- CDAC DESIGN TEAM** **SEPT 23 - DEC 23**
- CDAC FULL COMMITTEE** **SEPT 23**
- PLANNING COMMISSION /
HISTORIC PRESERVATION COMMISSION** **OCT 23**
- CITY COUNCIL** **OCT 23**
- STAKEHOLDER GROUPS** **OCT 23**
- ALL 8 CITY WARDS** **OCT 23 - DEC 23**
- MARITIME** **OCT 23 - JAN 24**
- BUSINESS BASED ORGANIZATIONS** **OCT 23 - JAN 24**
- CIVIC/NON-PROFIT ORGANIZATIONS** **OCT 23 - JAN 24**
- ONGOING STAKEHOLDERS (EST +40)** **OCT 23 - JAN 24**

CDAC DESIGN TEAM - SUPPORTS

APRIL 2024

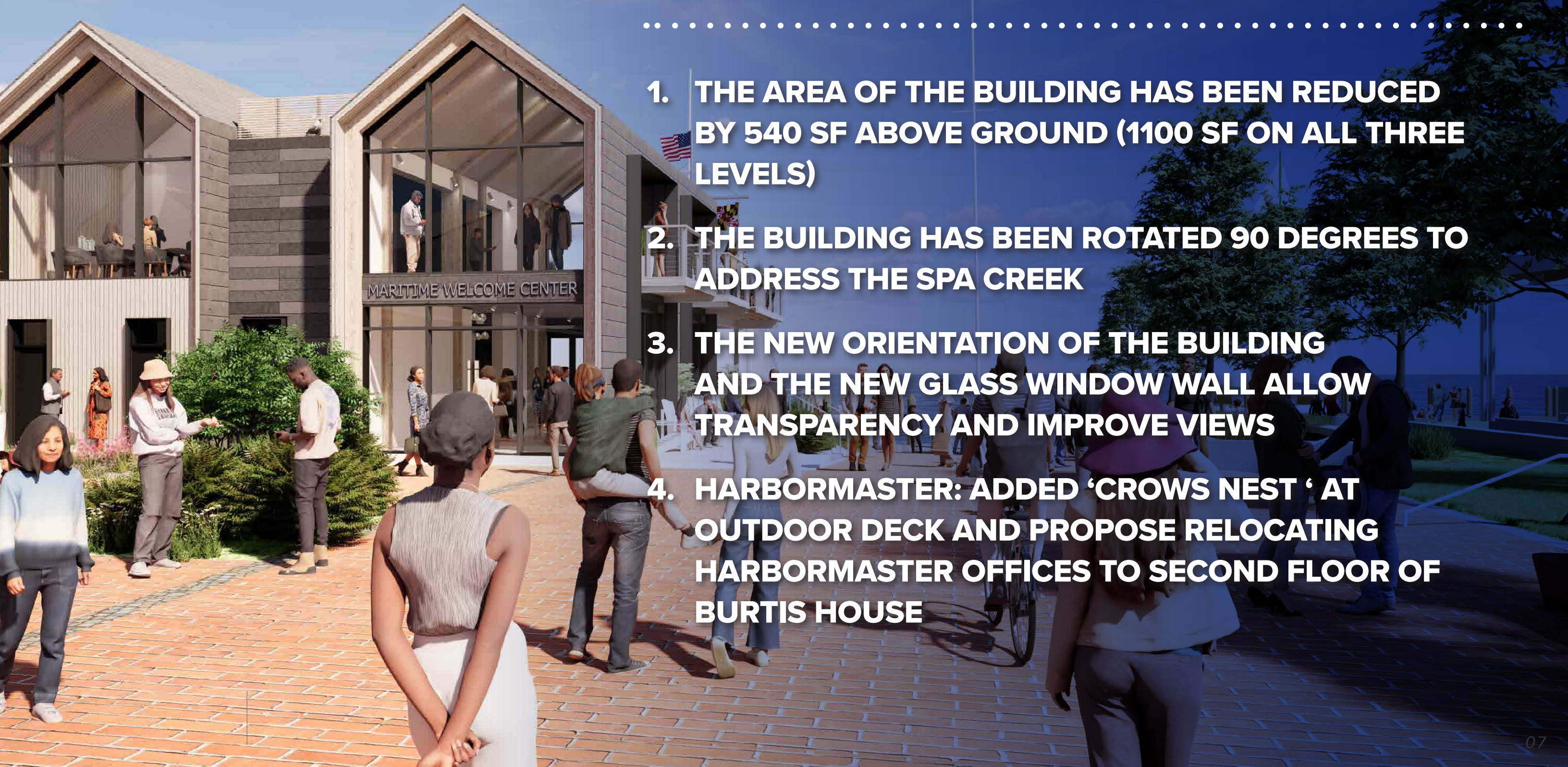
MARITIME WELCOME CENTER: WHAT WE HEARD

CREATE THE BEST PUBLIC SPACE FOR
USE BY THE ENTIRE COMMUNITY!

1. REDUCE SOME OF THE VOLUME OF MARITIME WELCOME CENTER;
2. THE WELCOME CENTER SHOULD FACE THE WATER AND DIRECTLY ADDRESS THE HARBOR AND SPA CREEK; AND,
3. THE PUBLIC NEEDS DIRECT ACCESS TO THE UPPER DECK TO VIEW THE HARBOR.



MARITIME WELCOME CENTER: MAJOR REDESIGN BASED ON BROAD BASED INPUT

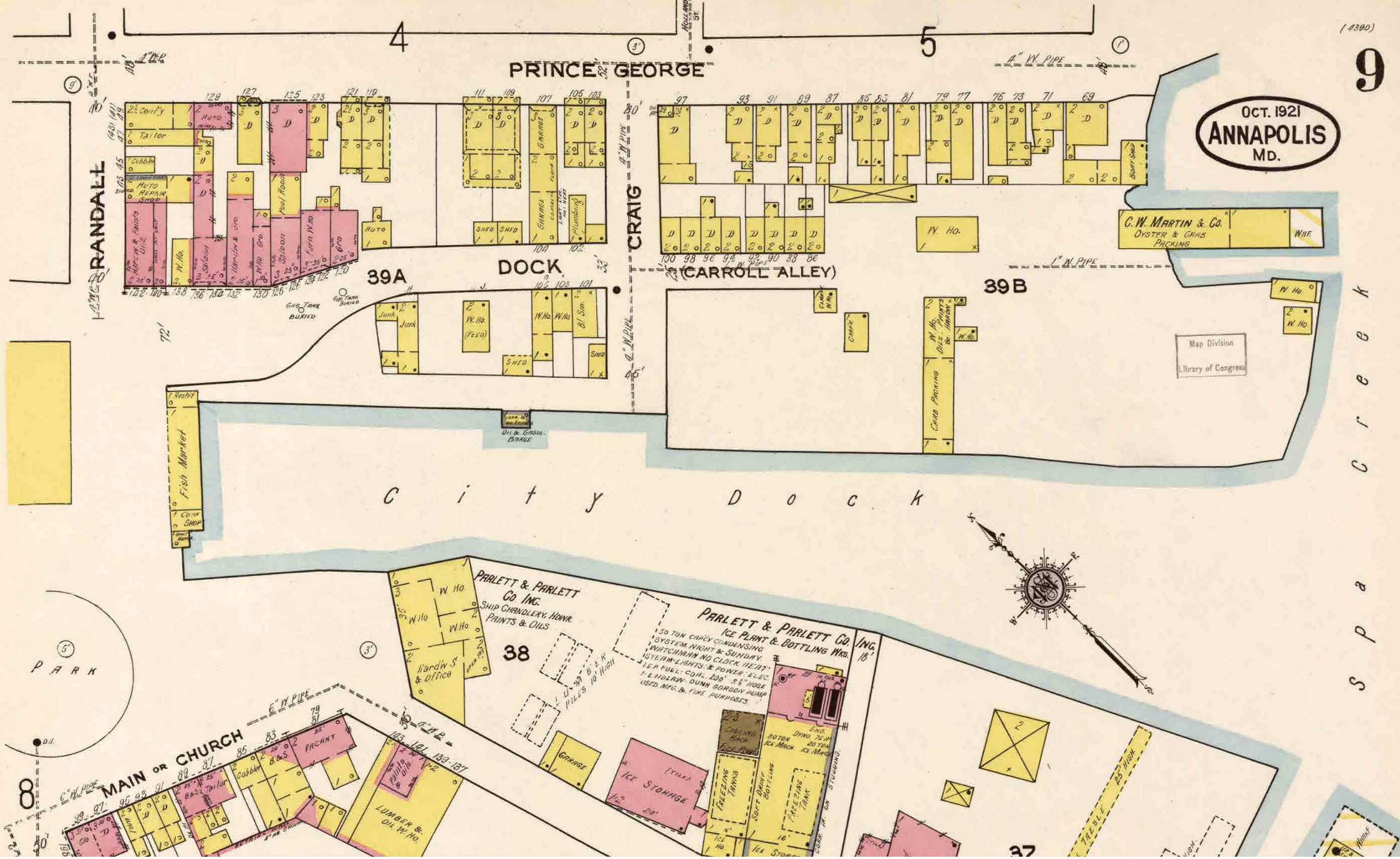


- 1. THE AREA OF THE BUILDING HAS BEEN REDUCED BY 540 SF ABOVE GROUND (1100 SF ON ALL THREE LEVELS)**
- 2. THE BUILDING HAS BEEN ROTATED 90 DEGREES TO ADDRESS THE SPA CREEK**
- 3. THE NEW ORIENTATION OF THE BUILDING AND THE NEW GLASS WINDOW WALL ALLOW TRANSPARENCY AND IMPROVE VIEWS**
- 4. HARBORMASTER: ADDED 'CROWS NEST' AT OUTDOOR DECK AND PROPOSE RELOCATING HARBORMASTER OFFICES TO SECOND FLOOR OF BURTIS HOUSE**



MARITIME WELCOME CENTER

- **CONSTRUCT 4,571 SF BUILDING TO REPLACE 3,100 SF EXISTING HARBORMASTER CENTER**
- **VOLUMETRIC CONCEPT ALLOWS NEW CONSTRUCTION TO BE SUBORDINATE TO EXISTING STRUCTURE**
- **CONNECTION TO AND ACCESSIBILITY FOR BURTIS HOUSE TO ACTIVATE THE HISTORIC RESOURCE**
- **ADDITION IS MADE TO REAR OF BURTIS HOUSE**



1921 SANBORN MAP ANNAPOLIS CITY DOCK



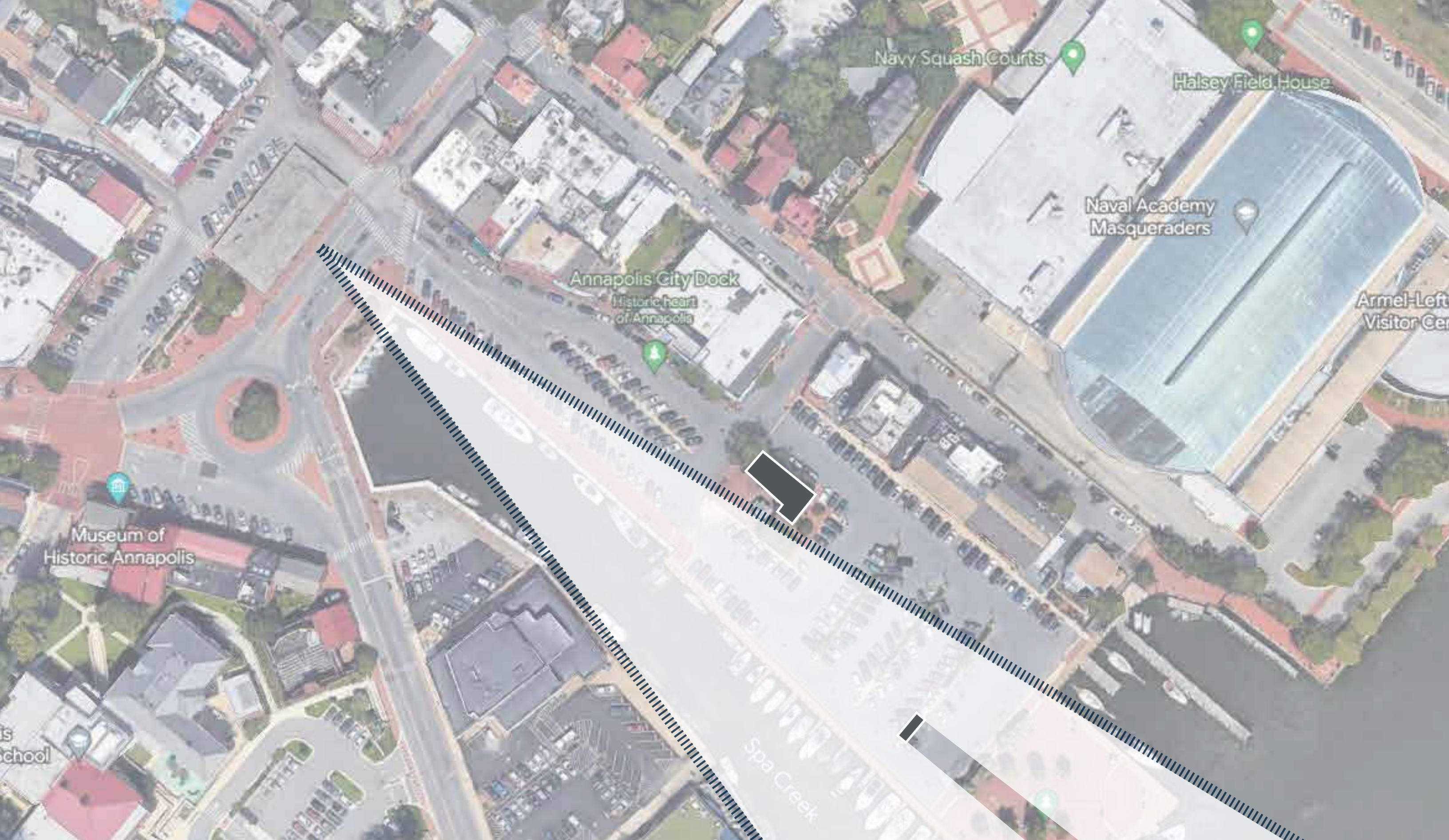
Historic Photograph City Dock

Maritime Welcome Center & City Dock Park
May 13, 2024



Historic Photograph of Burtis House

Maritime Welcome Center & City Dock Park
May 13, 2024



View Corridor Existing

Maritime Welcome Center & City Dock Park
May 13, 2024



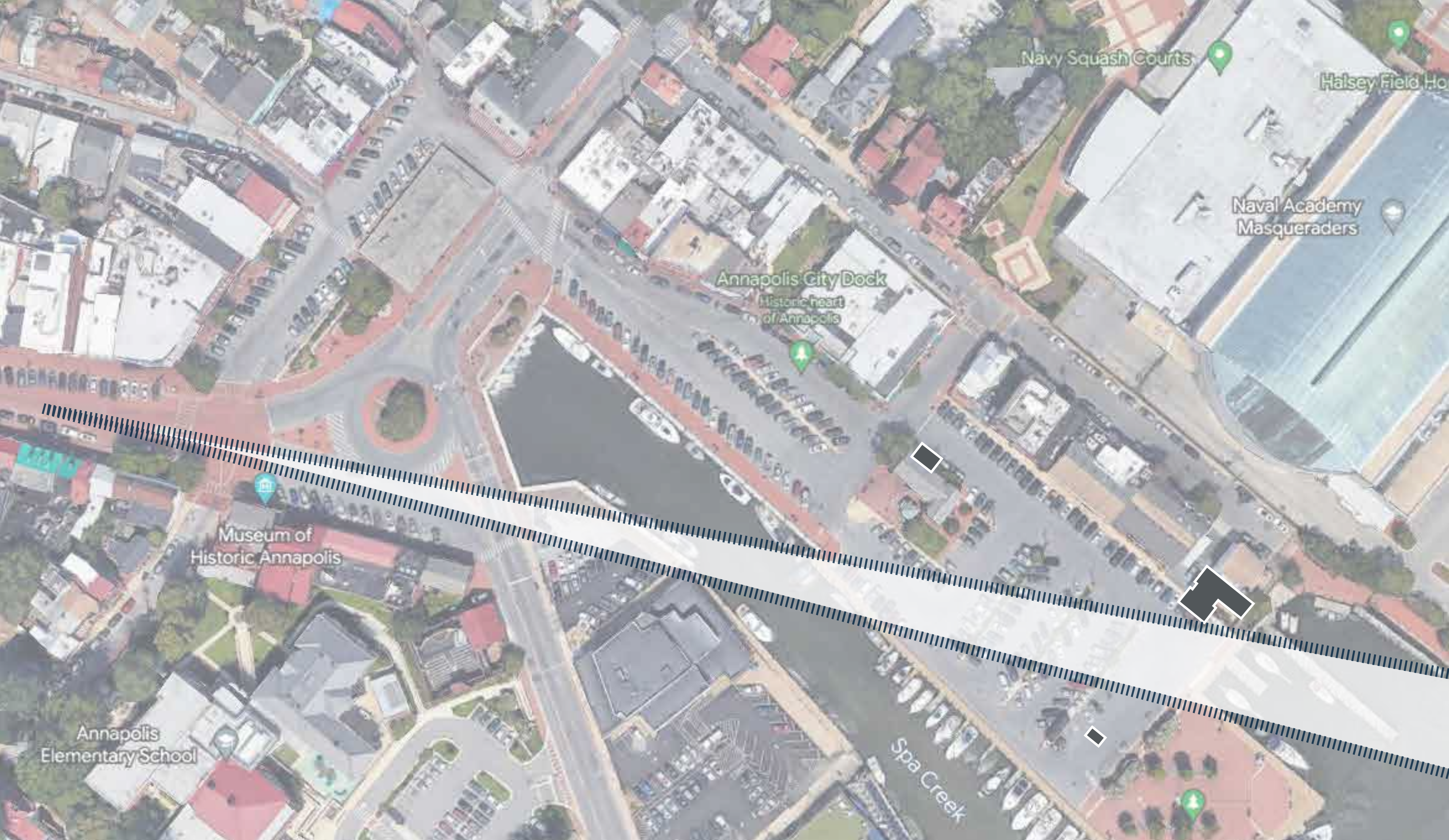
View Corridor Proposed

Maritime Welcome Center & City Dock Park
May 13, 2024



View Corridor Existing

Maritime Welcome Center & City Dock Park
May 13, 2024



View Corridor Proposed

Maritime Welcome Center & City Dock Park
May 13, 2024



City Dock Park Perspective From Main St.

Maritime Welcome Center & City Dock Park
May 13, 2024



Character of Annapolis

Maritime Welcome Center & City Dock Park
May 13, 2024



Existing View One



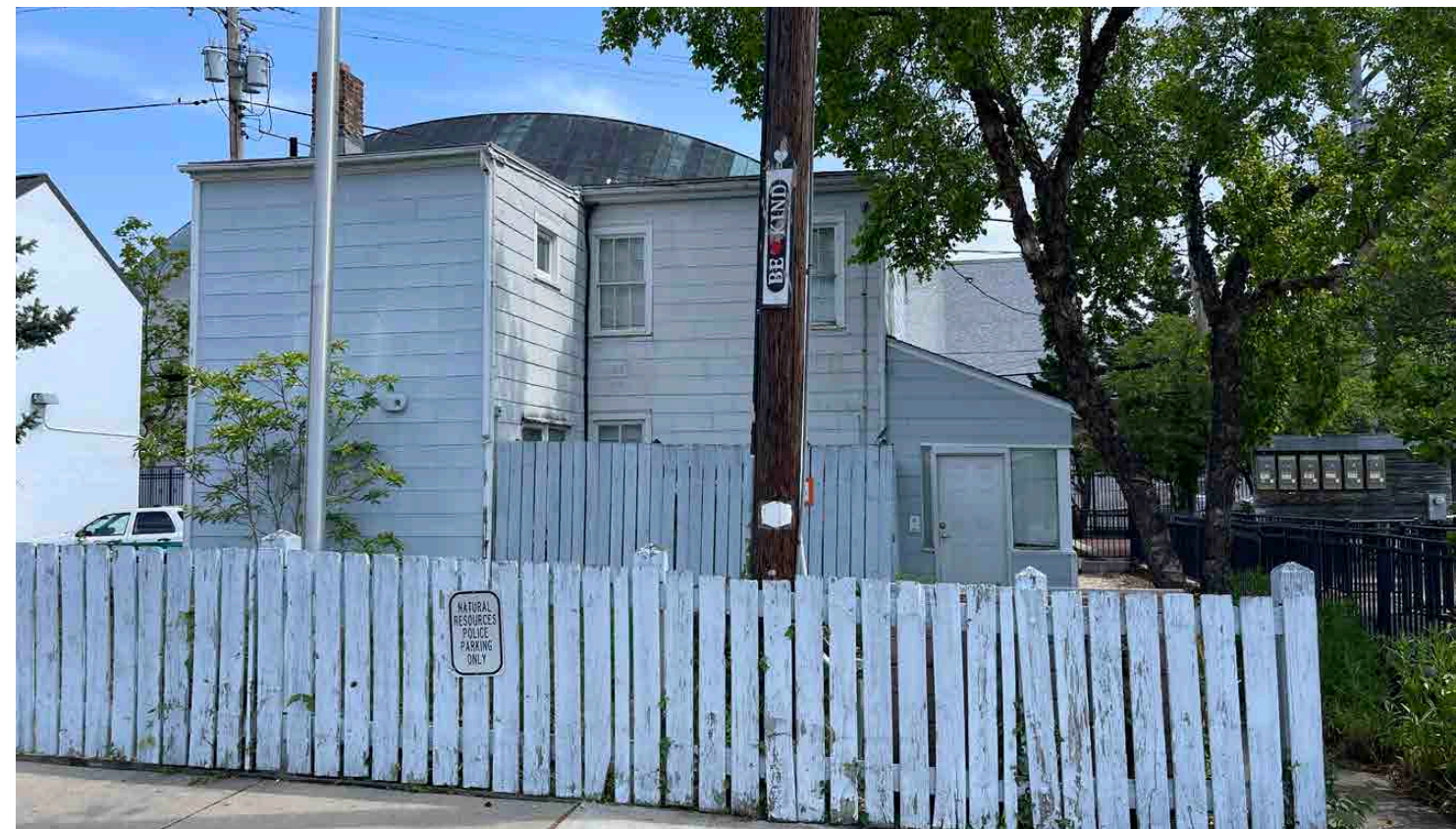
Existing View Three



Existing View Five



Existing View Two



Existing View Four



Credit: Bates Masi Architects



Credit: Birdseye Architecture and Building Company



Credit: Bates Masi Architects



Credit: Bates Masi Architects



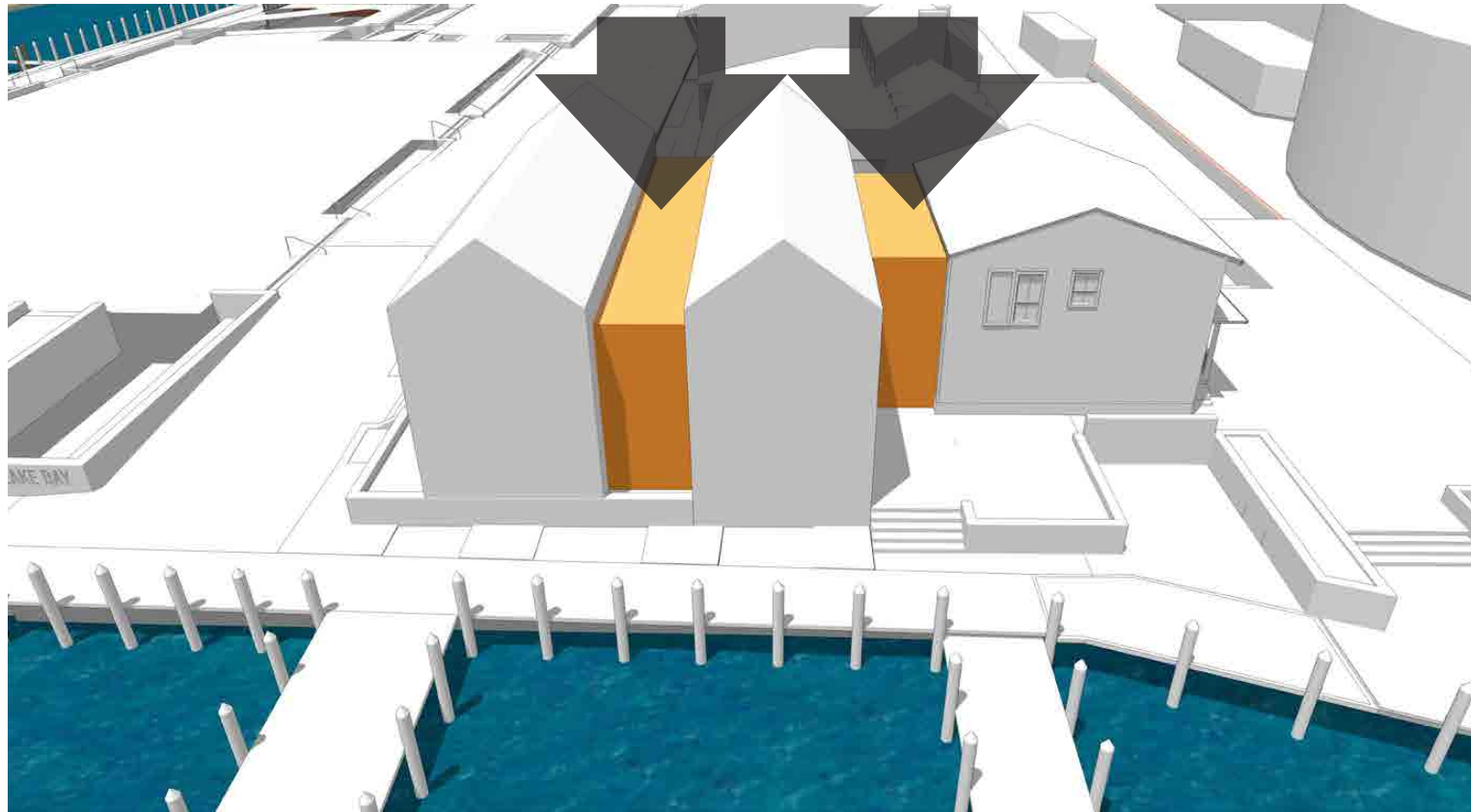
Credit: Des Ewing Residential Architects



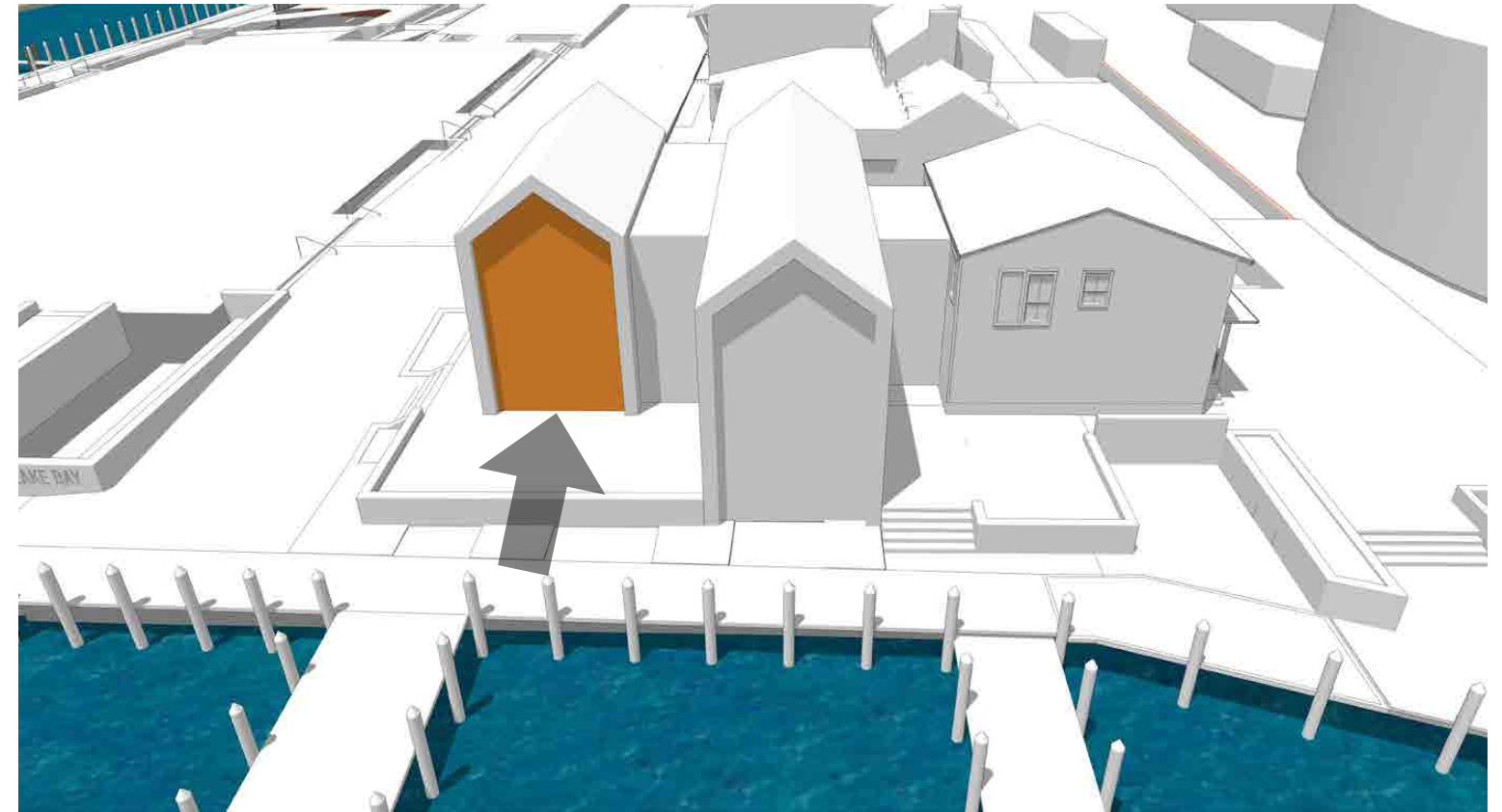
Credit: Bates Masi Architects



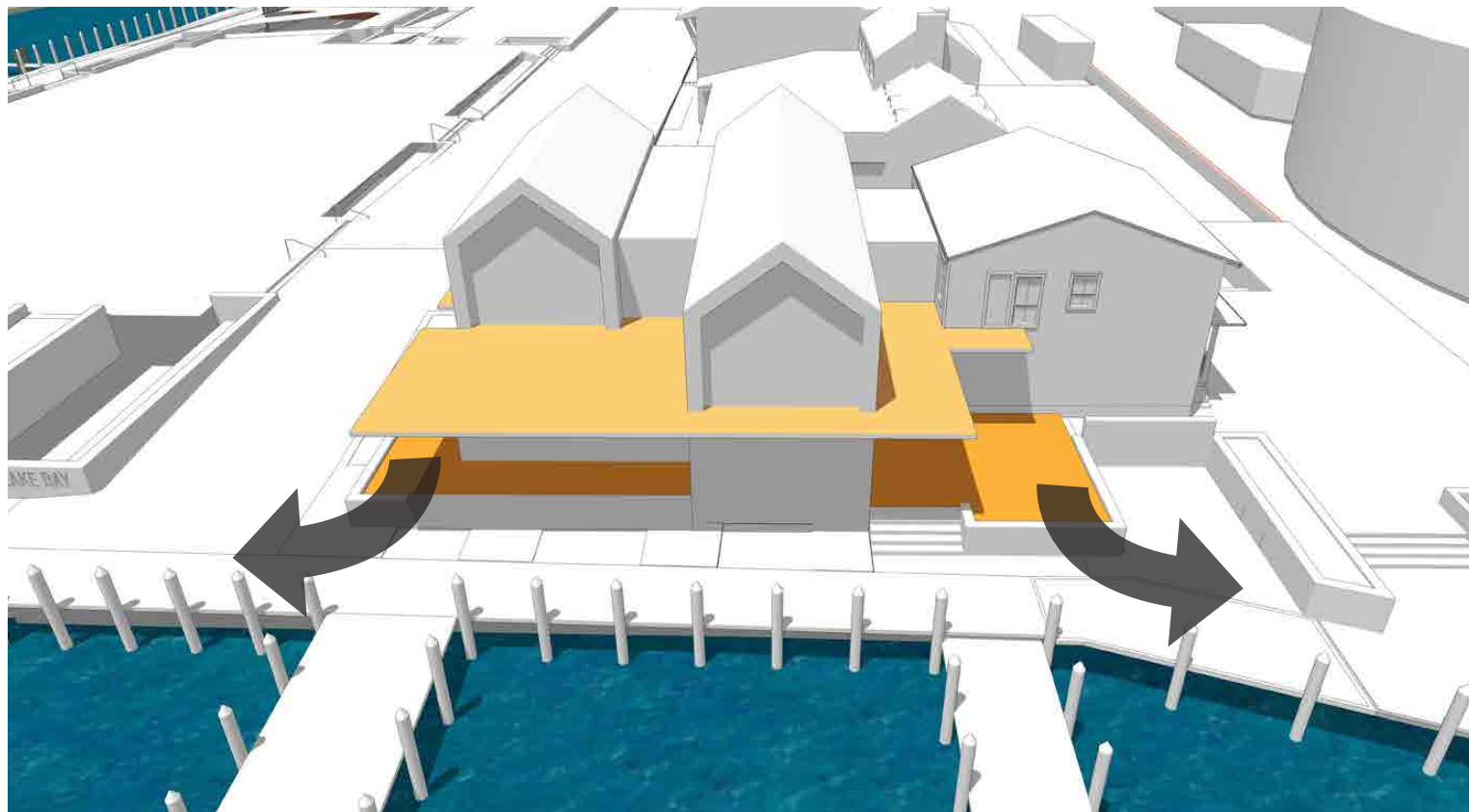
Credit: ARCHITEKTI mikulaj & mikulajova



Contextually Scaled Massing



Volume Hierarchy



Outdoor Spaces

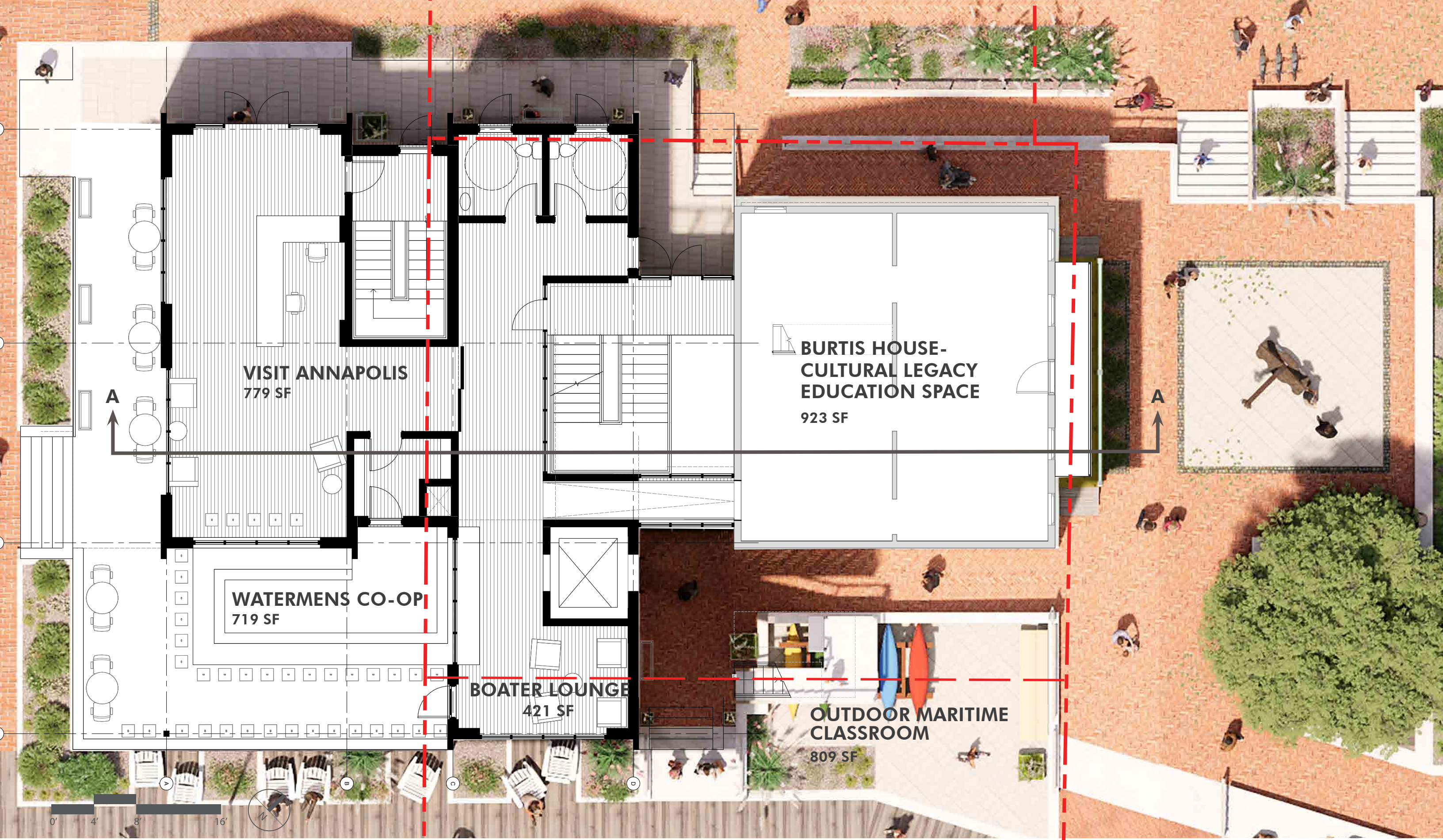


Conceptual Design



MWC Boat Perspective

Maritime Welcome Center & City Dock Park
May 13, 2024

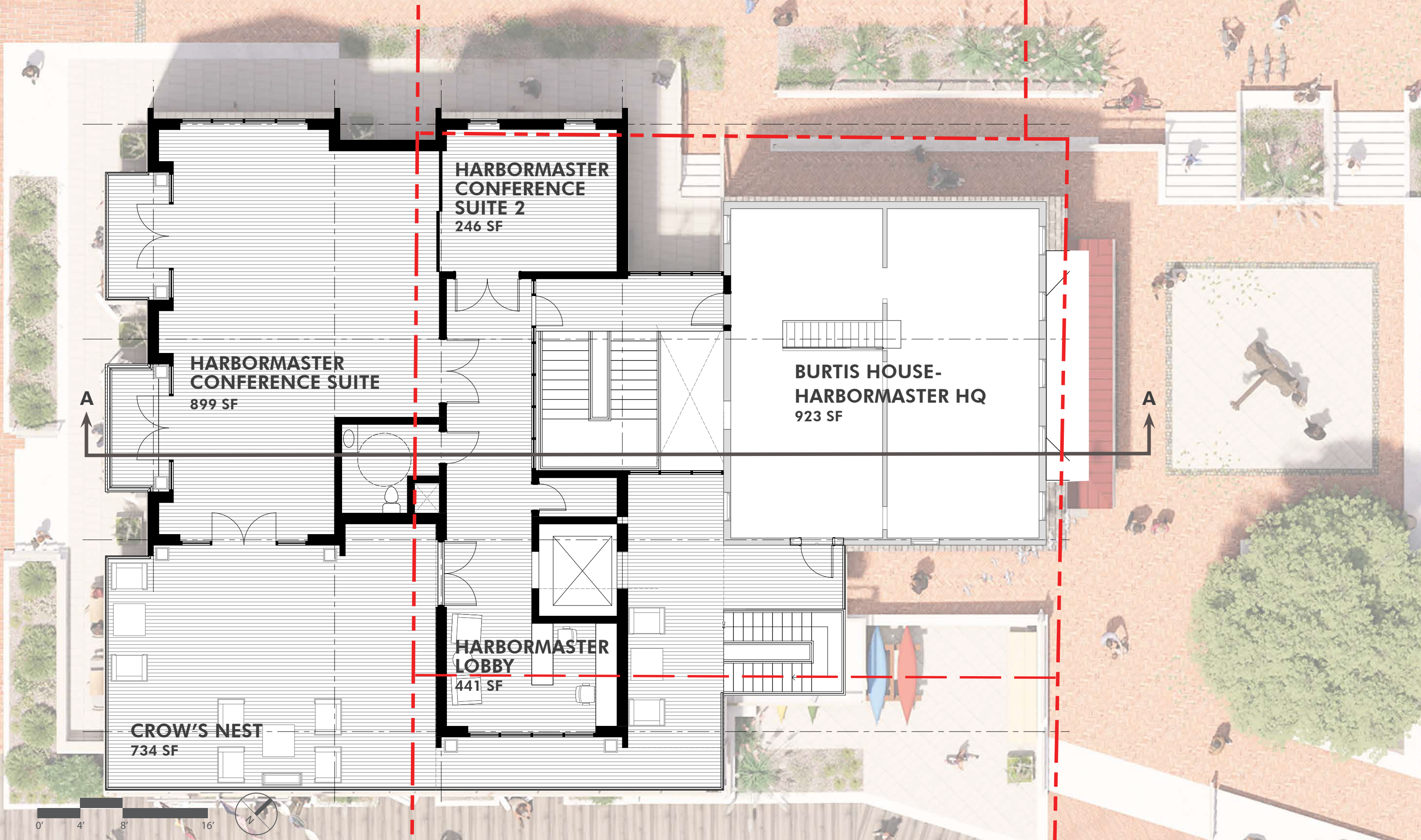


0' 4' 8' 16'

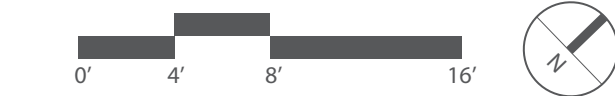
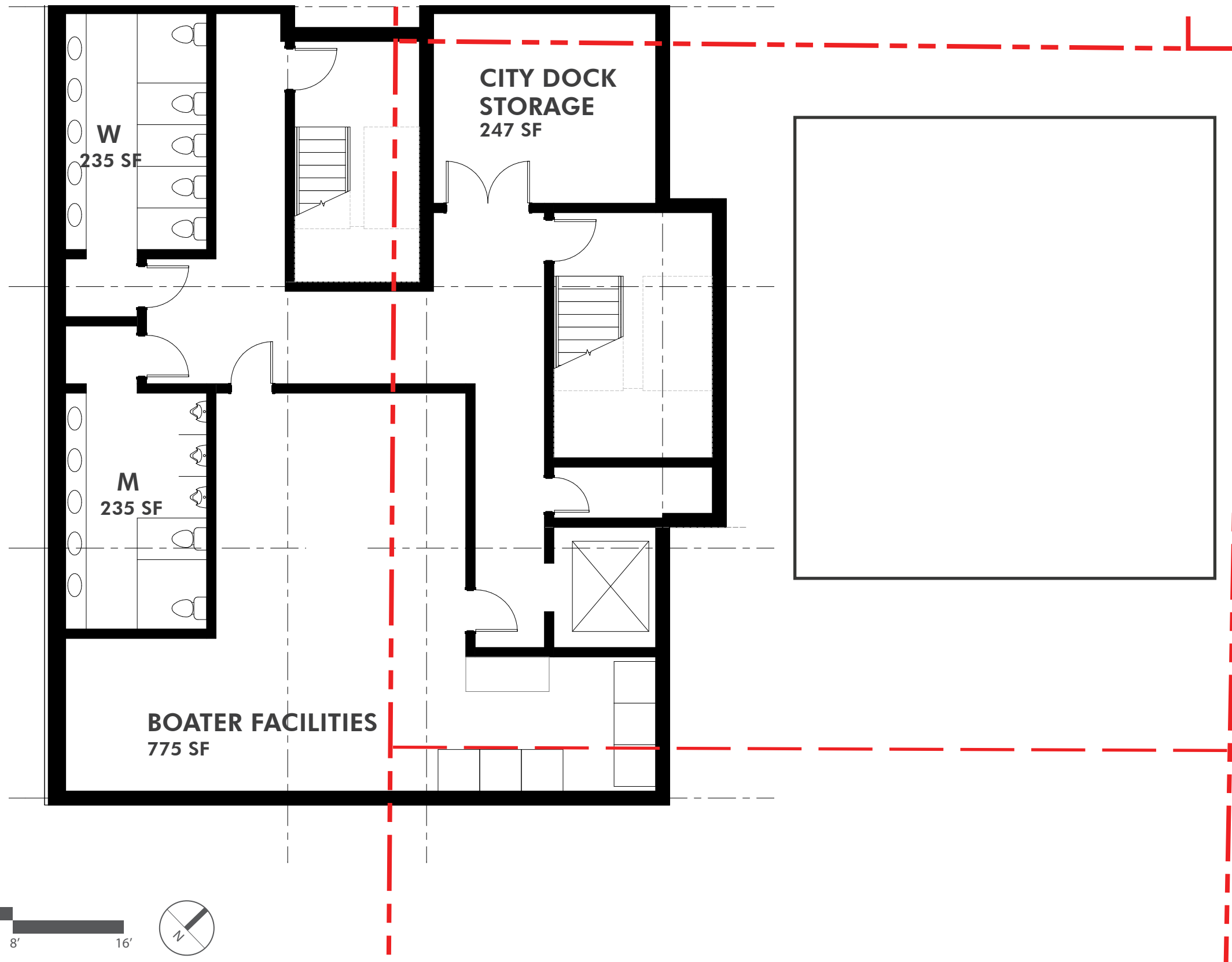


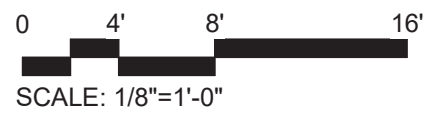
MWC Ground Floor Plan

Maritime Welcome Center & City Dock Park
May 13, 2024



MWC Second Level Floor Plan





Building Alley Elevation

Maritime Welcome Center & City Dock Park
May 13, 2024



+35'-9"
T.O. ROOF

+28'-6"
CORNICE LINE

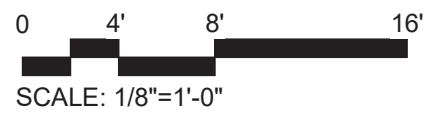
+18'-6"
SECOND FLOOR

+7'-0"
GROUND FLOOR
+3'-6"
BOARDWALK

+32'-4"
T.O. ROOF

+6'-6"
PRINCE GEORGE
PARK

0 4' 8' 16'
SCALE: 1/8"=1'-0"



Building Section A-A

Maritime Welcome Center & City Dock Park
May 13, 2024



Concrete Tile



Swageless Tension Cable Railings with Wood Handrail



Thermally Broken Steel Windows & Doors



Acid Etched Bird Friendly Glass



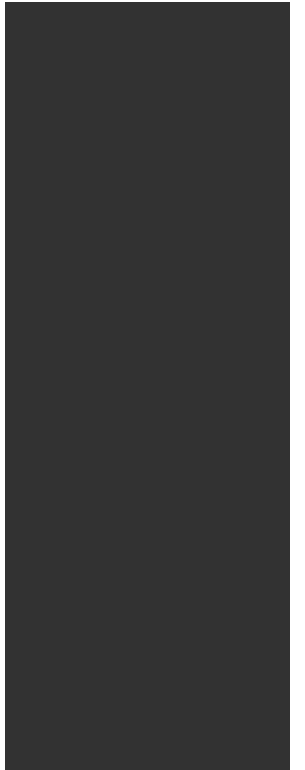
6" T&G Thermally Modified Wood



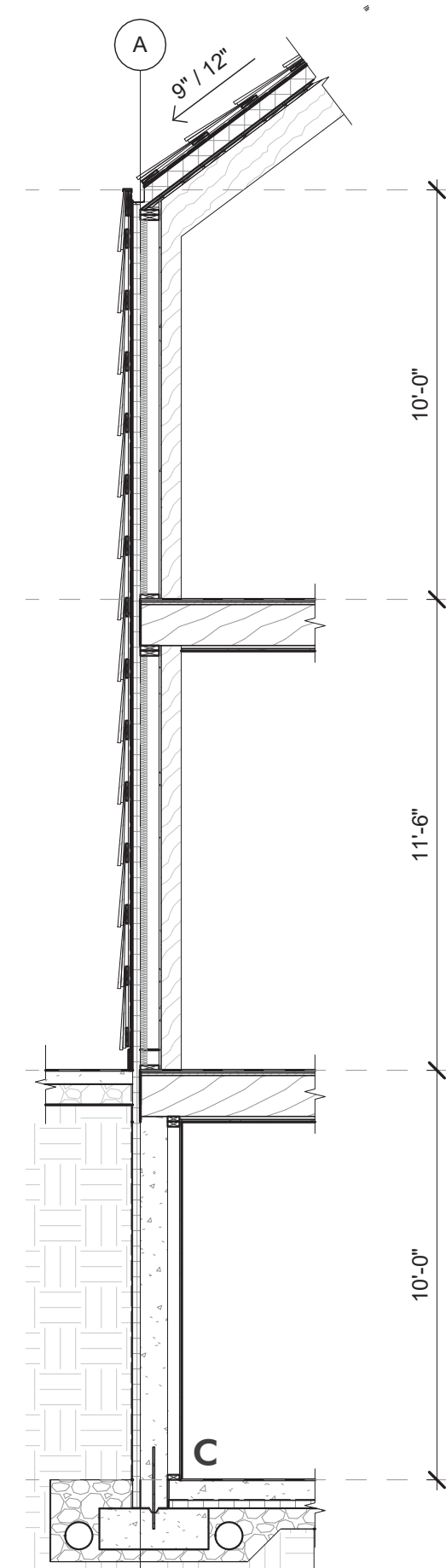
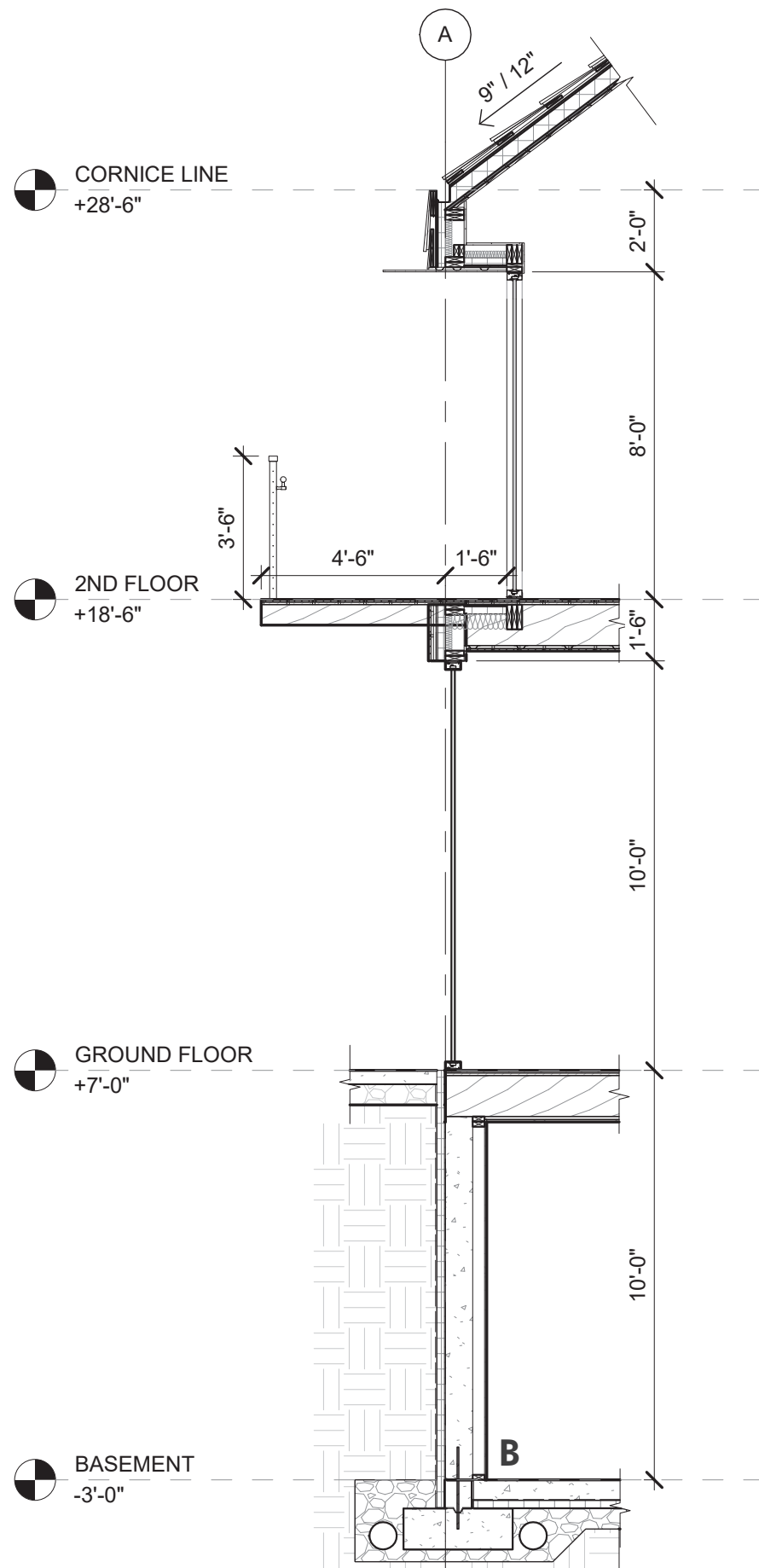
Oversized Eastern Red Cedar Shakes



Shou Sugi Ban Thermally Modified Wood



Powdercoated Steel



Enlarged Elevation & Wall Sections



Susan Campbell Park Perspective

Maritime Welcome Center & City Dock Park
May 13, 2024



Dock Street Aerial

Maritime Welcome Center & City Dock Park
May 13, 2024



Dock Street Perspective

Maritime Welcome Center & City Dock Park
May 13, 2024



Prince George Park Perspective

Maritime Welcome Center & City Dock Park
May 13, 2024

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

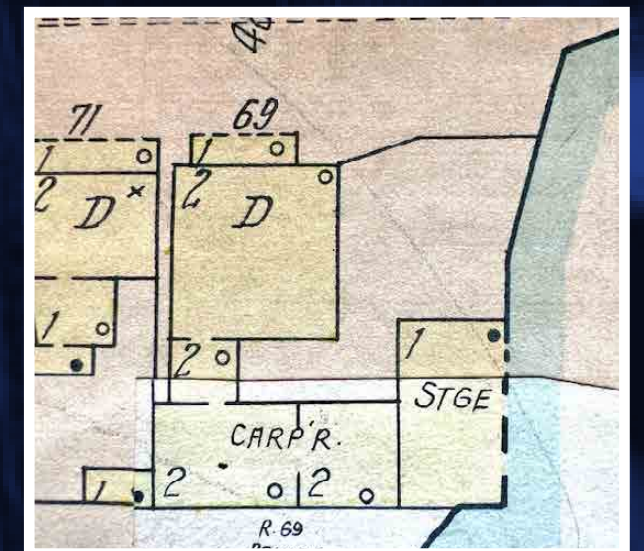
#9. NEW ADDITIONS....SHALL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL BE DIFFERENTIATEDSHALL BE COMPATIBLE WITH MASSING, SIZE, SCALE AND ARCHITECTURAL FEATURES...

- **SCALE AND ARCHITECTURAL FEATURES DIFFERENTIATED;**
- **SYMPATHETIC DESIGN CREATED USING FORMS SIMILAR TO WHAT EXISTED IN BURTIS YARD.**

#10. NEW ADDITIONS...SHALL BE UNDERTAKEN IN SUCH A MANNER THAT IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS' ENVIRONMENT WOULD BE UNIMPAIRED.

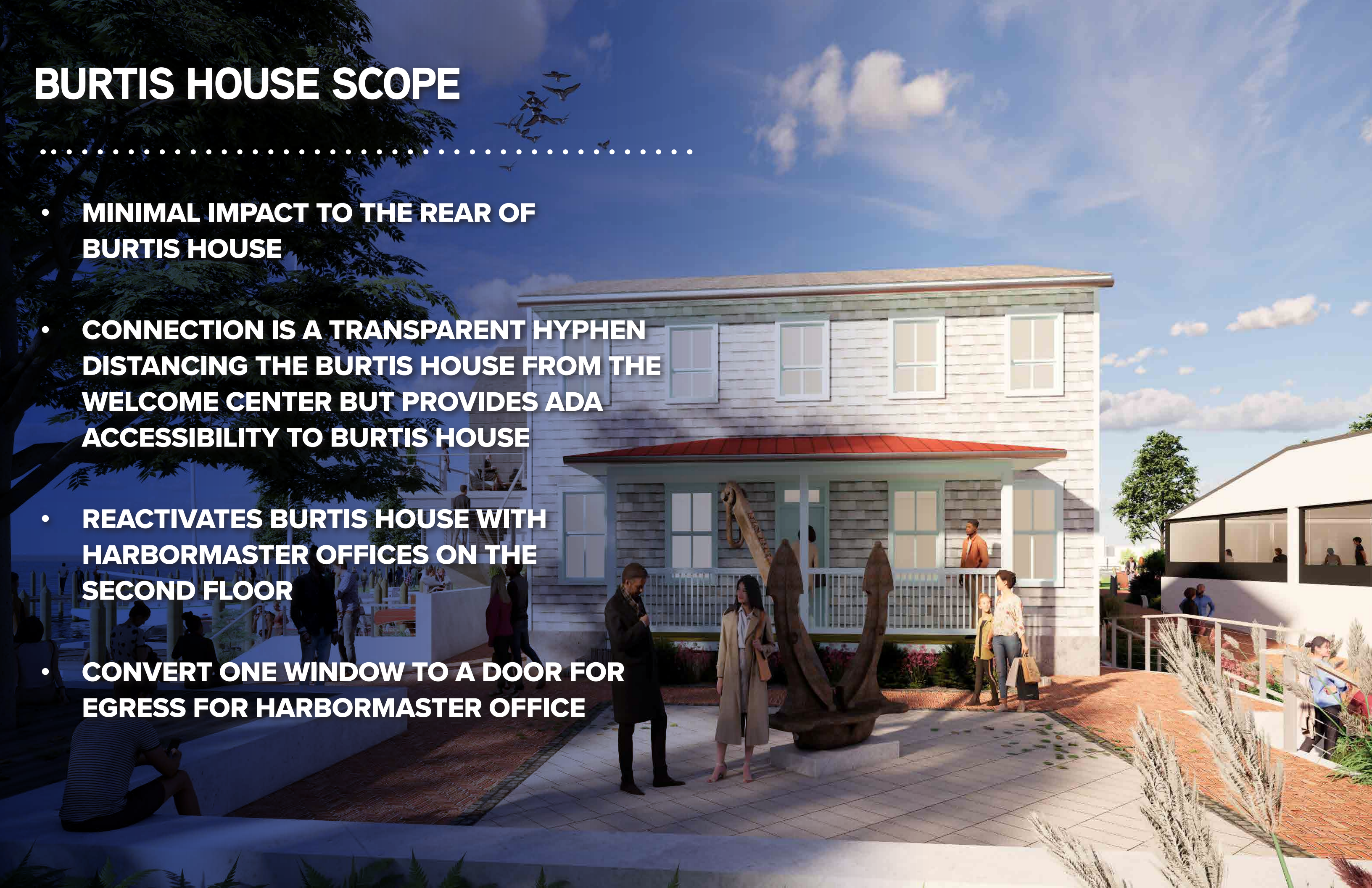
- **MWC HYPHEN DESIGNED TO INTEGRATE NEW STRUCTURE WITH ORIGINAL BURTIS HOUSE. IT WILL BE REVERSIBLE WITH MINIMAL EFFECT ON THE ORIGINAL MATERIAL.**
- **TRANSPARENCY OF HYPHEN.**

**APRIL 1930 SANBORN MAP
BURTIS OUT BUILDINGS
1590 SQ. FT.**



BURTIS HOUSE SCOPE

- **MINIMAL IMPACT TO THE REAR OF BURTIS HOUSE**
- **CONNECTION IS A TRANSPARENT HYPHEN DISTANCING THE BURTIS HOUSE FROM THE WELCOME CENTER BUT PROVIDES ADA ACCESSIBILITY TO BURTIS HOUSE**
- **REACTIVATES BURTIS HOUSE WITH HARBORMASTER OFFICES ON THE SECOND FLOOR**
- **CONVERT ONE WINDOW TO A DOOR FOR EGRESS FOR HARBORMASTER OFFICE**





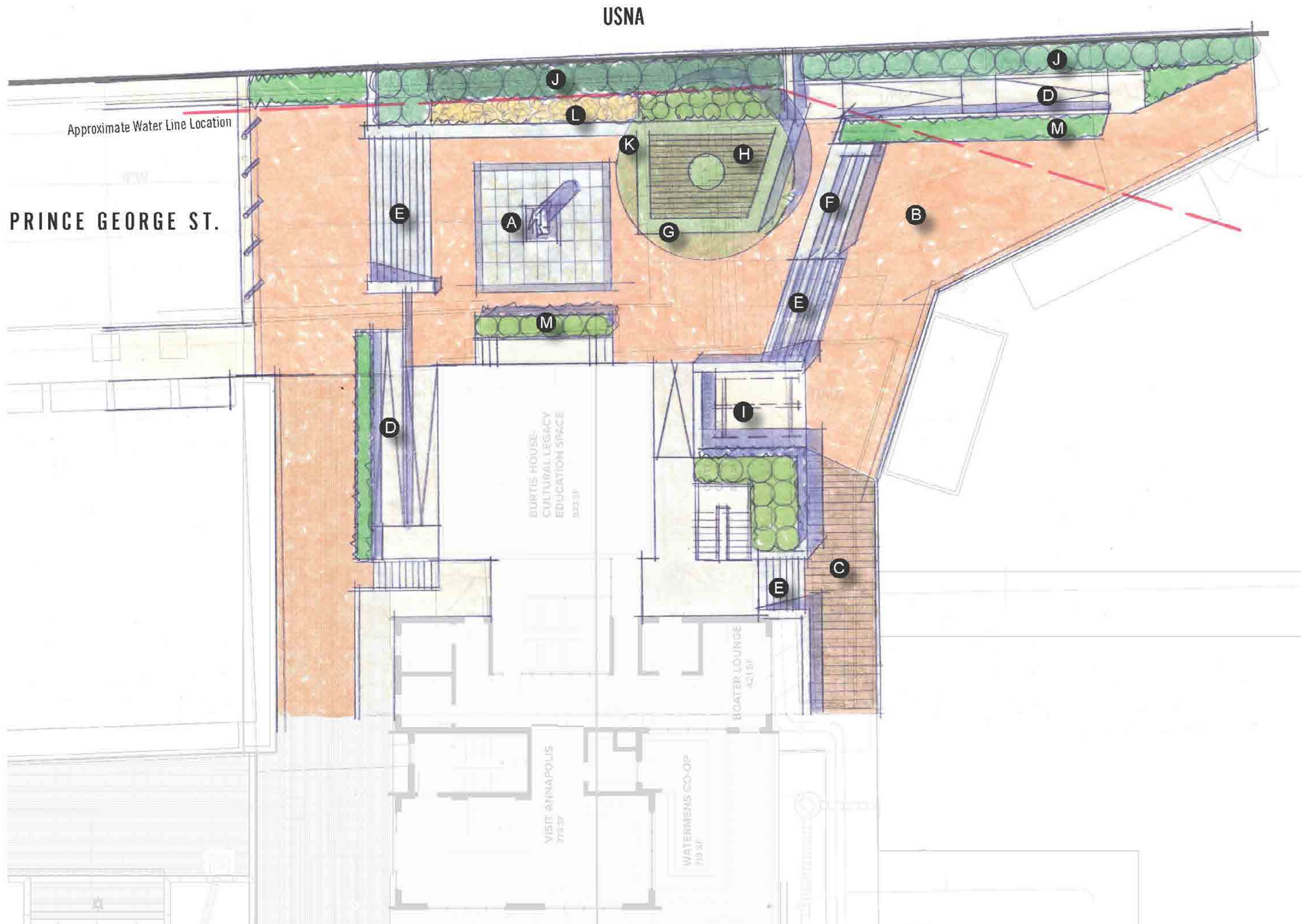
Prince George St. Perspective

Maritime Welcome Center & City Dock Park
May 13, 2024



Waterside Burtis Perspective

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May 13, 2024



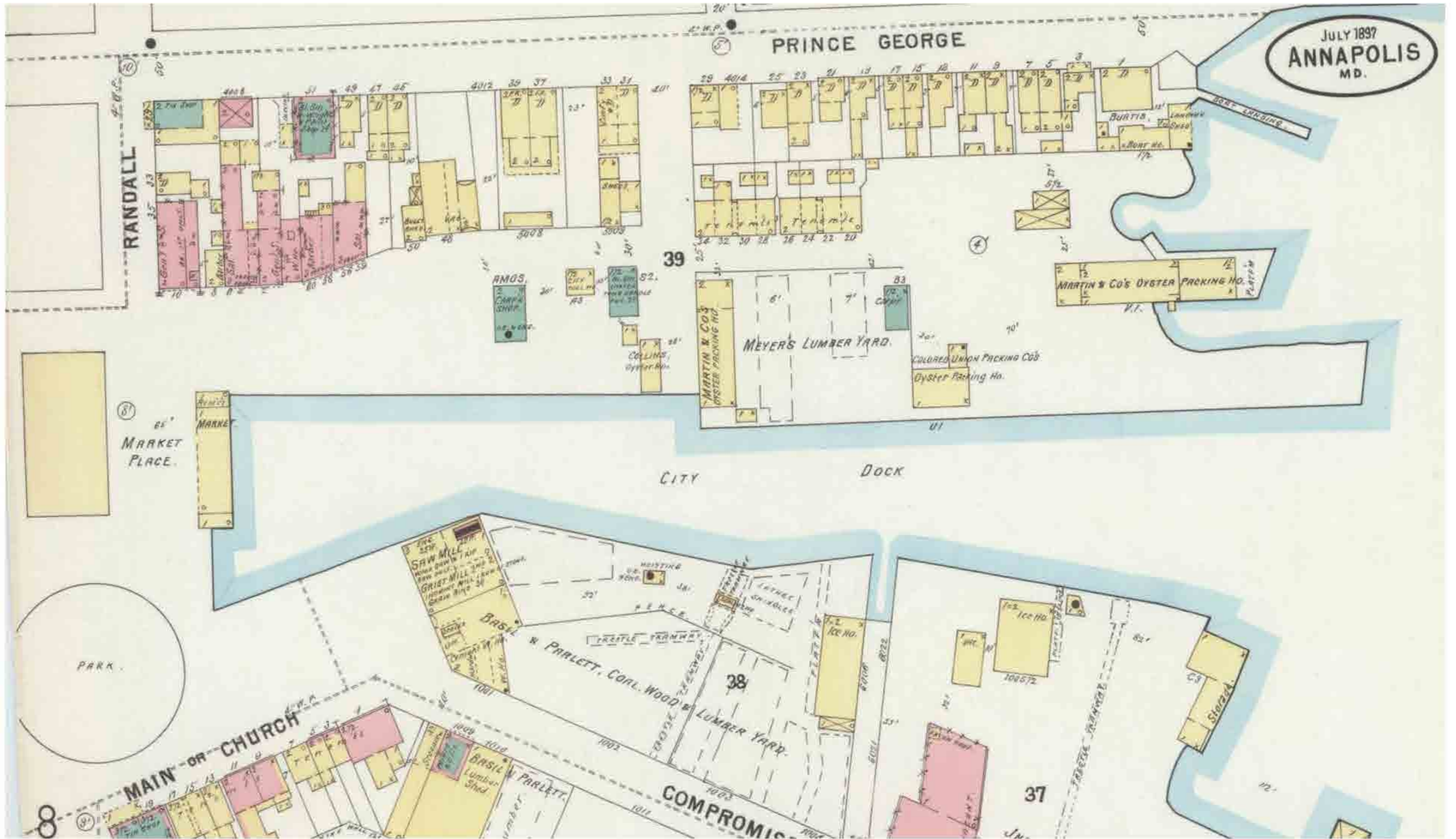
KEY

- A Entry Plaza with Sculpture/Feature
- B Lower Waterside Plaza
- C Promenade/Decking
- D ADA Ramp Locations
- E Stairs
- F Stacked Seatwalls
- G Seatwall
- H Decked Seating Platform
- I Kayak Storage
- J Evergreen Border: 36-42" Ht.
- K Focal Tree
- L Focal Bed Planting (Perennials or Annuals)
- M Planting: 24-30" Ht.



Prince George Street Park Concept

Maritime Welcome Center & City Dock Park
May 13, 2024

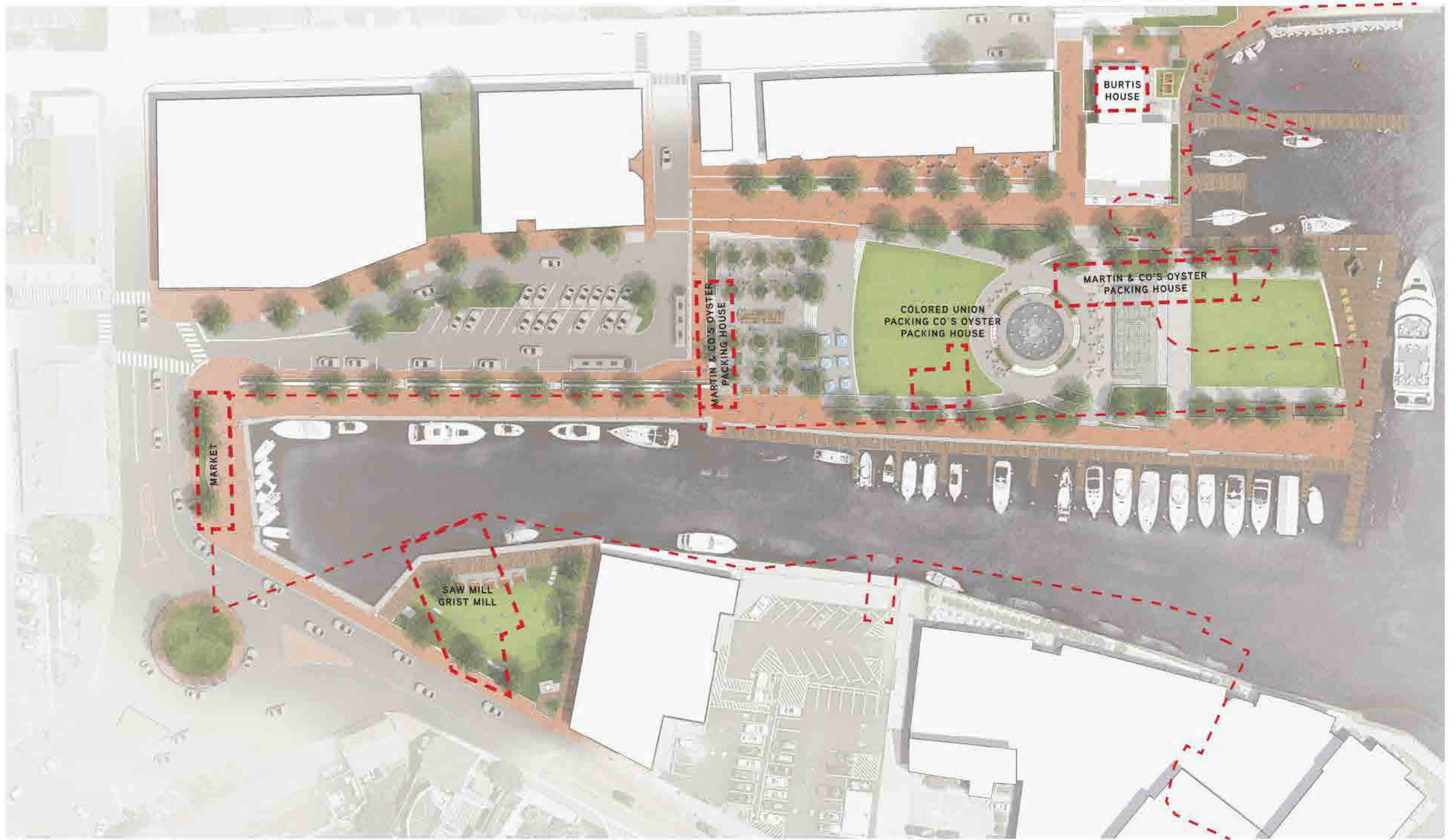


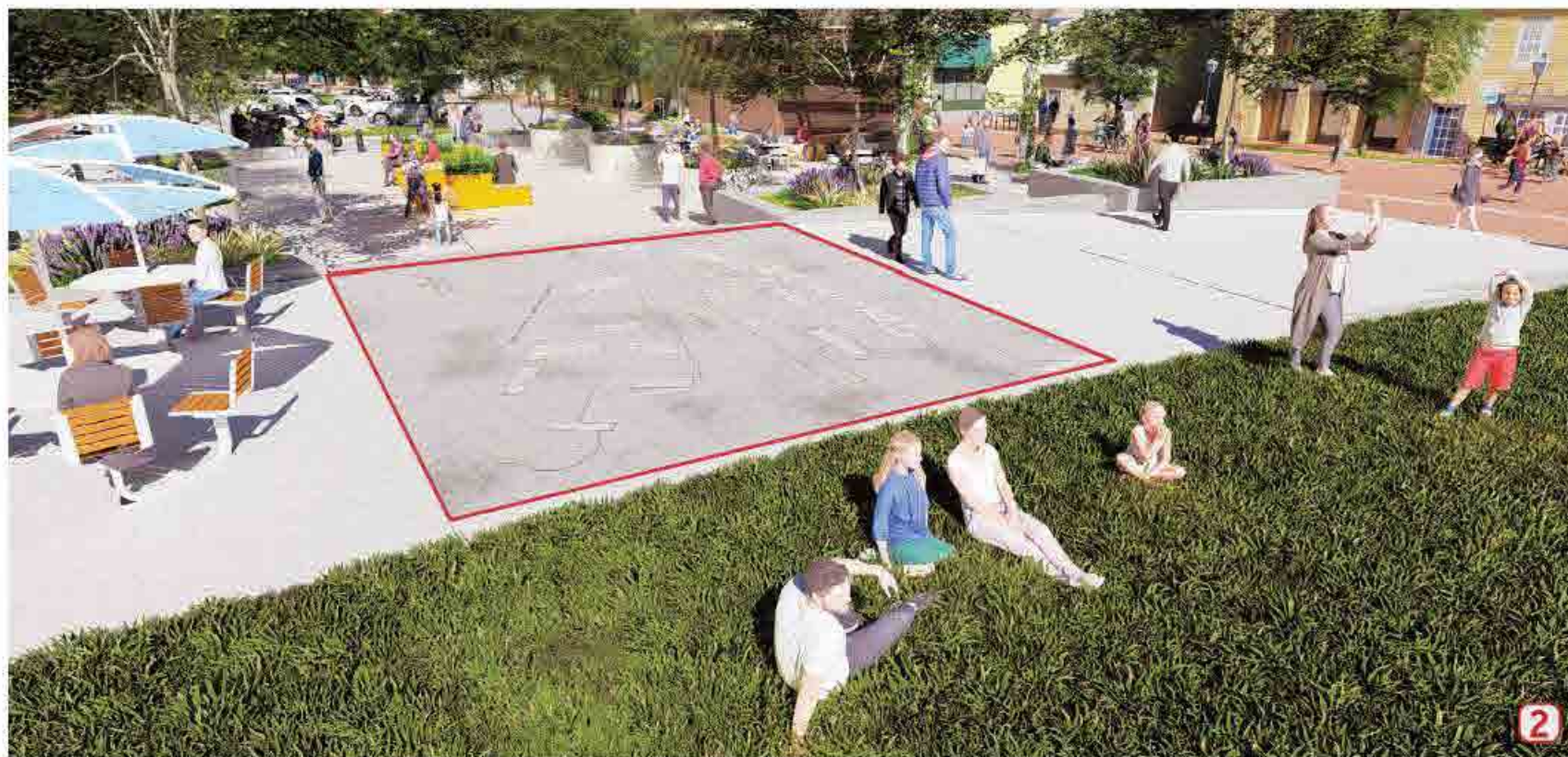
JULY 1897
ANNAPOLIS
MD.



Historic Overlay

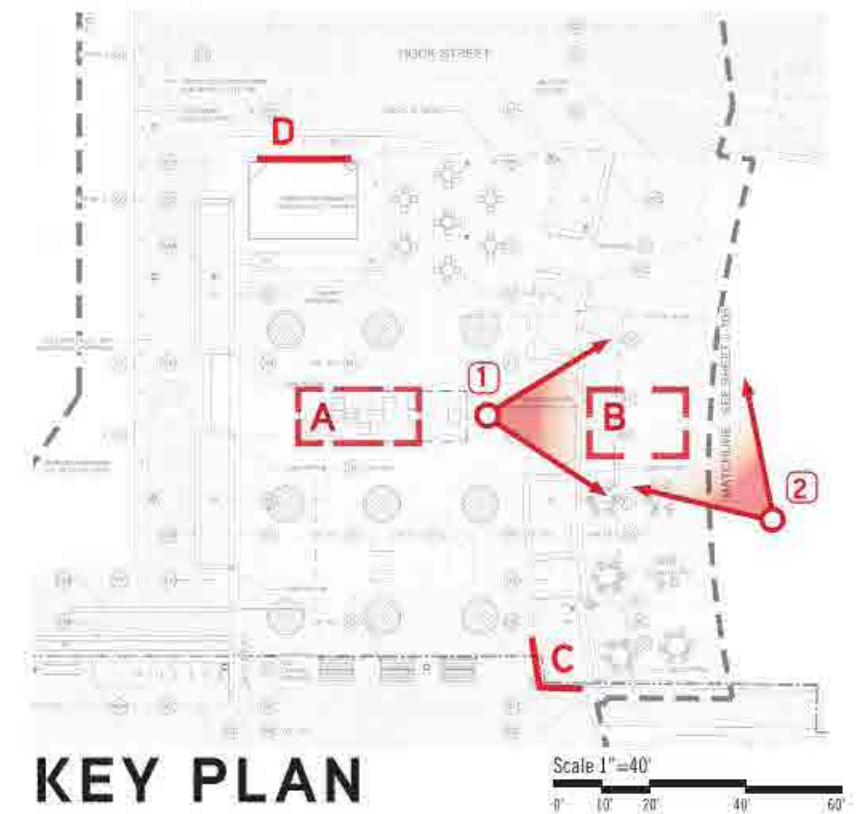
Maritime Welcome Center & City Dock Park
May 13, 2024





KEY

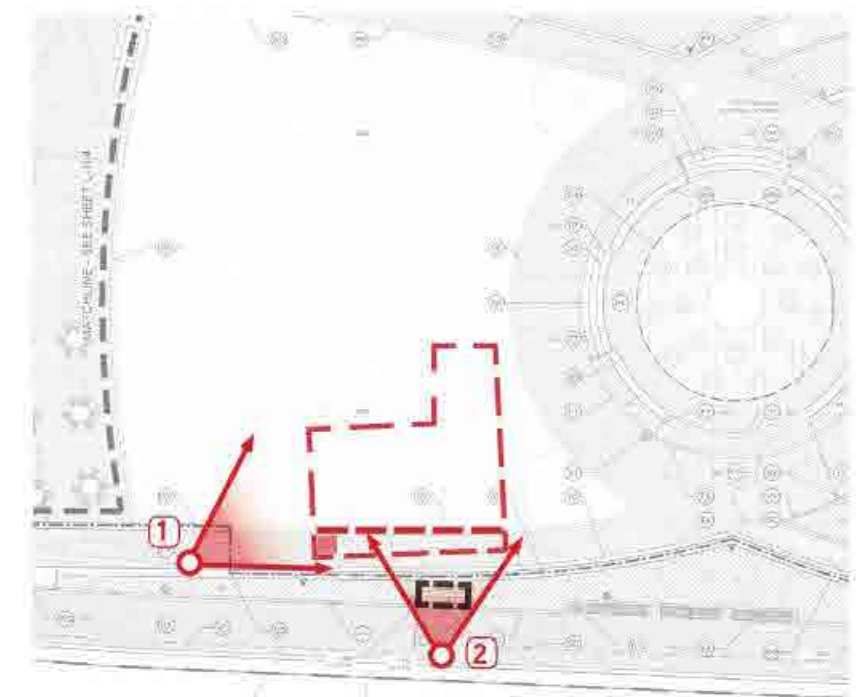
- [A]** In-Ground Feature with Hardscape: Panel or Marker at Plaza Entry Point Orienting in Same Direction
- [B]** Large In-Ground Feature with Hardscape at Top of Stairs: Panel or Marker at Plaza Entry Point Orienting in Same Direction
- C** Interpretive/Storyline Wall Feature: 36-42" Height Wrapping the Corner
- D** Interpretive/Storyline Panel Feature on Electrical Building Facing Corner





KEY

- Approximate Original Limits of Oyster Packing House
- Building In-Ground Feature with Hardscape: Panel or Marker within the Walk Zone
- Stairway Feature at Entry to Lawn and Former Building Site
- Flush Coping/Linear Interpretive Feature



KEY PLAN

Scale 1"=40'
0' 10' 20' 40' 60'





Electric Equipment Integration

Maritime Welcome Center & City Dock Park
May 13, 2024



Existing Electrical Service Equipment on Harbormaster Office



Existing Electrical Service Equipment at Burtis House Waterside



Existing Electrical Service Equipment at Burtis House Fence



Existing Electrical Building ("Birdhouse") and Exterior Ground-Mounted Transformers



Existing Electrical Service Equipment at Burtis House Waterside



1x6 T&G IPE Wood Siding
Mataverde Rainscreen System

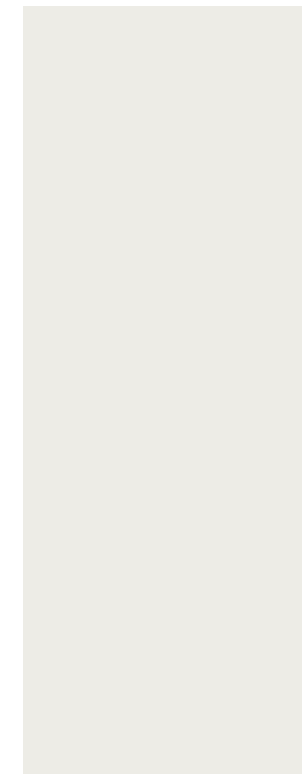
Glulam Beams with Translucent Clear Stain



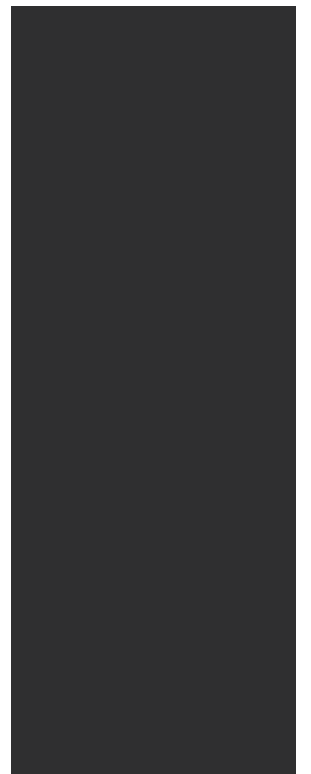
Polycarbonate Standing Seam Panel
Plaskolite, Polygal-Topgal 20mm Panel System, Frosted



Fiber Cement Panel, Engraved
Equitone Tectiva 12mm Panels, TE15



Exposed Steel
SW7005 Pure White



Painted Metal
SW6258 Tricorn Black



Active Park Structure

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May 13, 2024



Active Park Structure

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May 13, 2024



Active Park Structure

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May 13, 2024



Active Park Structure

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Stage Structure

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May 13, 2024



Stage Structure

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Stage Structure

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Stage Structure

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May 13, 2024

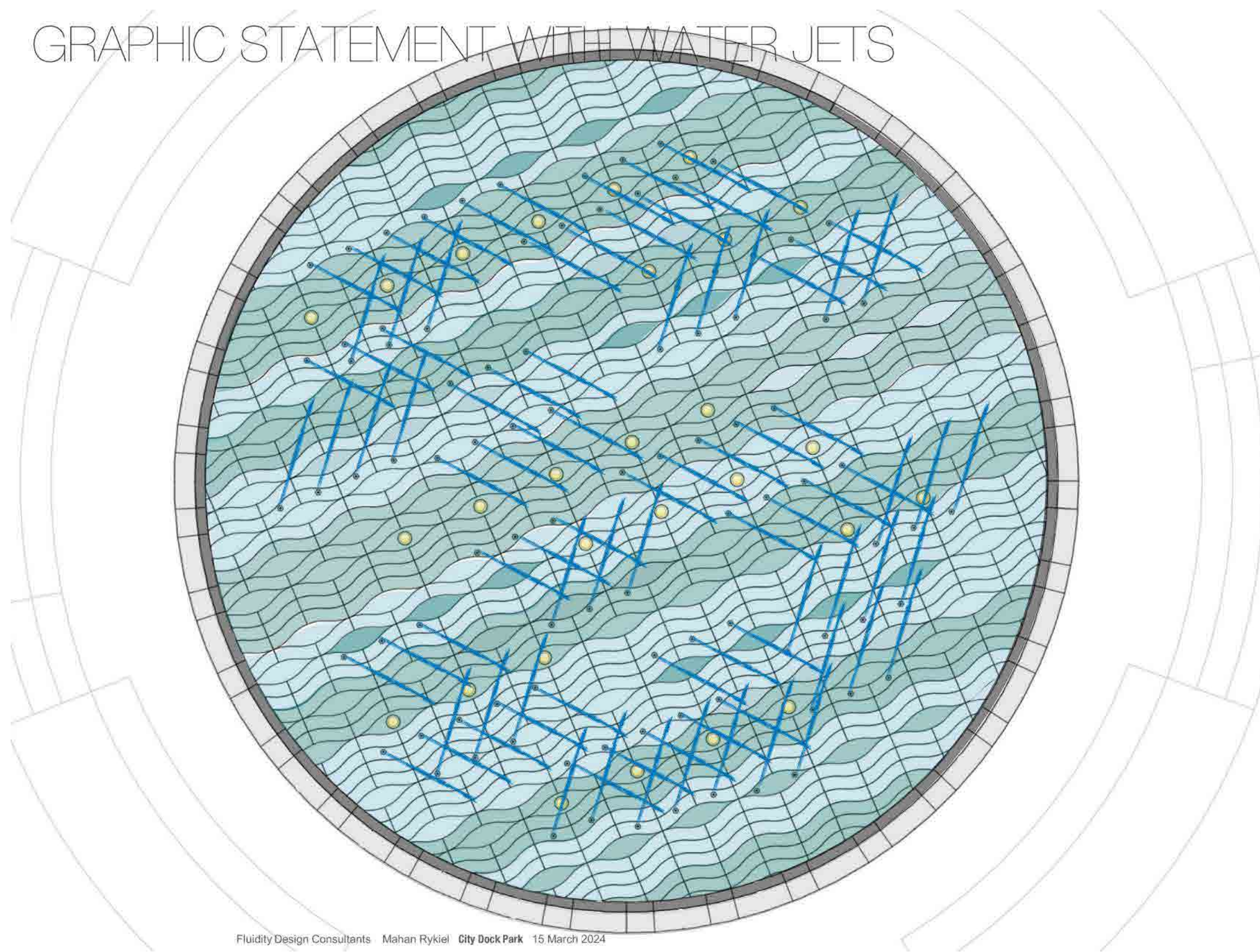


Stage Structure

Maritime Welcome Center & City Dock Park
May 13, 2024

- AN **UNDERWATER** SCENE IS EMULATED, AND **ALIVE**
- **SEA BED PATTERNS** FORM THE FOUNDATION OF THE UNDERWATER SCENE
- WATER ARCH GROUPS **EXPAND, CONTRACT AND OVERLAP** IN PATTERNS
- RHYTHMIC JET UNDULATIONS CONVEY **UNDERWATER SCENIC CHARACTER**
- **LIGHTING LIKE FISH**, CHANGING COLORS, FLITTING THROUGH THE SCENE

GRAPHIC STATEMENT WITH WATER JETS



Fluidity Design Consultants Mahan Rykiel City Dock Park 15 March 2024

Fountain Concept

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May 13, 2024





Fountain Concept

Maritime Welcome Center & City Dock Park
May 13, 2024





Fountain Concept

Maritime Welcome Center & City Dock Park
May 13, 2024



Fountain Concept

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May 13, 2024



Fountain Concept

Maritime Welcome Center & City Dock Park
May 13, 2024



NEXT STEPS



CDAC DESIGN TEAM

APRIL 2024

CITY COUNCIL ROLL-OUT

MAY 13, 2024

MHT INFORMAL MTG

MAY 14, 2024

PLANNING COMMISSION/HPC

MAY 14, 2024

CDAC/COMMUNITY

MAY 30, 2024

PC/HPC CITY DOCK SITE PLAN

SUMMER 2024

AMENDMENT



THANK YOU!

