

An aerial architectural rendering of a waterfront development. The scene features a large green lawn in the center, a circular paved plaza with a fountain, and a modern building with a glass facade and an American flag. To the left, a brick walkway runs along a marina with several white boats docked. To the right, a wooden deck area with lounge furniture is visible. The background shows more buildings and a large blue structure. The overall atmosphere is bright and modern.

EXPERIENCING CITY DOCK

CITY DOCK ACTION COMMITTEE
MAY 30, 2024

CONTINUING OUR TRADITION: PUBLIC SPACE AND PUBLIC BUILDINGS

- **STOP THE FLOODING**
- **ACTIVE DOWNTOWN PARK EXPERIENCE**
- **FIRST RATE BOATING FACILITIES**
- **FULL-SERVICE VISITOR CENTER-BOATING & FERRY**
- **BALCONY-ANYONE CAN VIEW ANNAPOLIS' HARBOR**
- **HONOR OUR RICH AND DIVERSE HISTORY**



TONIGHT: NEXT PHASE RESILIENCY PROJECT

I. HOW WE GOT HERE TOGETHER

II. EXPERIENCING THE NEW CITY DOCK PARK

- FOUNTAIN
- PERGOLA
- ACTIVATE THE PARK
- PRINCE GEORGE ST PARK

III. REDESIGNED NEW MARITIME WELCOME CENTER

IV. YOUR THOUGHTS!





**WE CAN DO
BETTER!**

.....
A SEA OF PARKING!

URGENT ACTION NEEDED!

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



CITY DOCK ACTION COMMITTEE

100 MEMBER CDAC:

CONSENSUS PLAN DEMANDS ACTION!

CITY COUNCIL AND PLANNING COMMISSION

ENDORSE PLAN



CITY DOCK RESILIENCY PROJECT: SUCCESSFUL FINANCIAL MODEL

P3 Partnership

GO Bonds

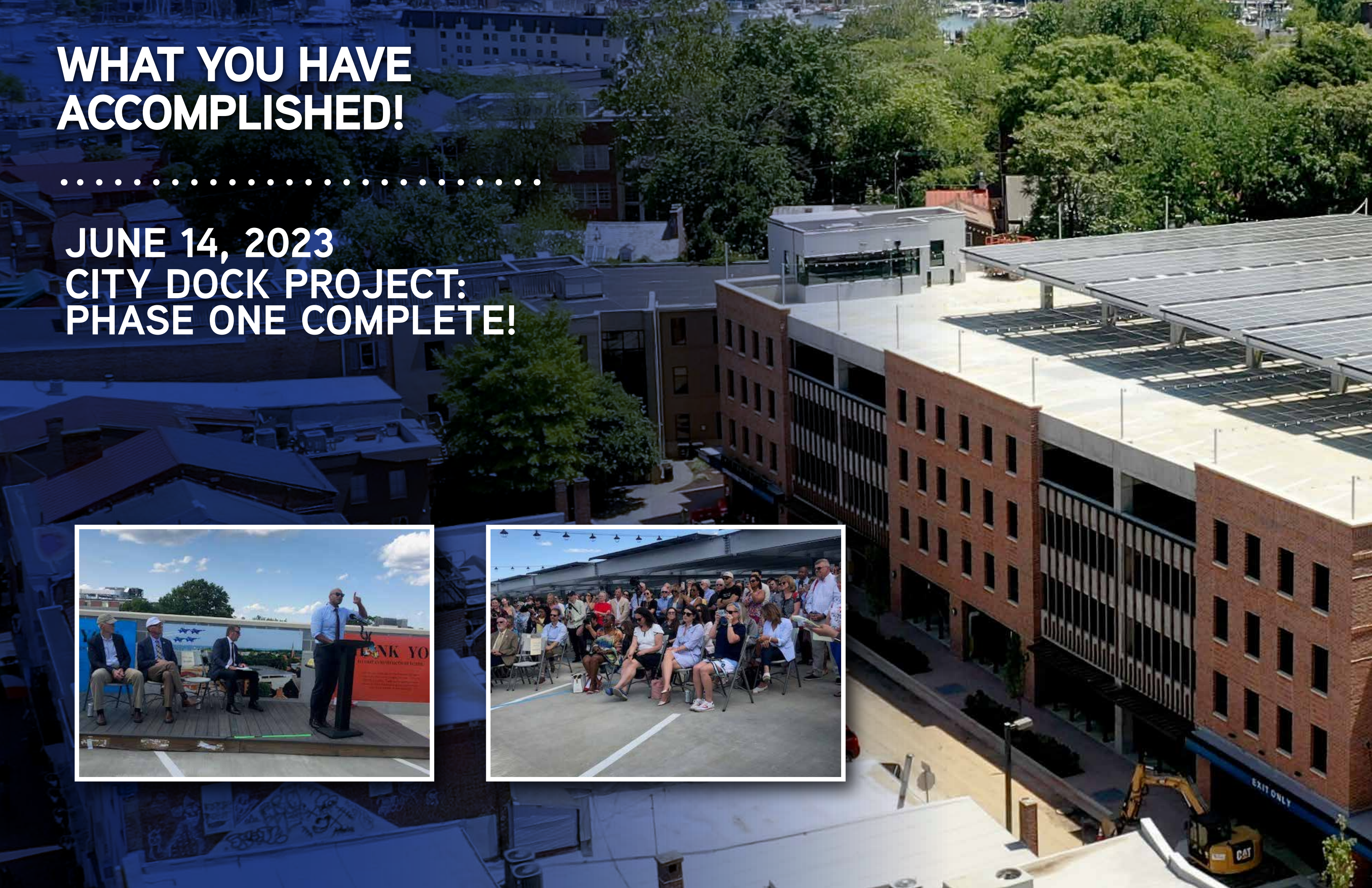
**City Refinances Sub Debt with
Bonds—Saves +\$31.6**



WHAT YOU HAVE ACCOMPLISHED!

.....

JUNE 14, 2023
CITY DOCK PROJECT:
PHASE ONE COMPLETE!



WHY SUCCESS?

An aerial photograph of a waterfront development project. The scene features a marina with several boats docked along a wooden pier. A large, modern building with a curved, metallic roof is prominent on the right. In the center, there are green spaces with trees and a paved area. The background shows a residential neighborhood with houses and a larger building with a flat roof. The overall atmosphere is one of a vibrant, modern waterfront community.

- URGENCY
- FINANCING
- PARTNERSHIPS
- MOMENTUM

CITY DOCK RESILIENCY PROJECT MOVING FORWARD 2023-2024

An aerial photograph of a coastal town, likely Annapolis, Maryland. The town is built on a hillside overlooking a harbor. The harbor is filled with numerous sailboats and yachts, indicating a significant maritime industry. The town's architecture is a mix of historic brick buildings and more modern structures. A prominent white building with a dome is visible on the left side of the image. The water is a deep blue, and the sky is clear. The overall scene is a vibrant and historic coastal community.

- **Hillman Garage Completed Ahead of Schedule**
- **Multi-faceted Resiliency Approach Underway**
- **Active City Dock Park: Site Plan Approved**
- **Enhanced Park Design with Cultural Legacy**
- **Redesigned Maritime Welcome Center and Prince George Street Park**



MAYOR BUCKLEY REPORTING ON FLOODING

RESILIENCY APPROACH:

PROTECT DOWNTOWN AND USNA

- TIERED APPROACH FOR LINE OF DEFENSE:
FLOOD PROTECTION SYSTEM FROM GATE
ZERO TO NEWMAN ST

A. RAISED ELEVATIONS





- ELEVATES BULKHEAD TO CONTINUOUS 5'

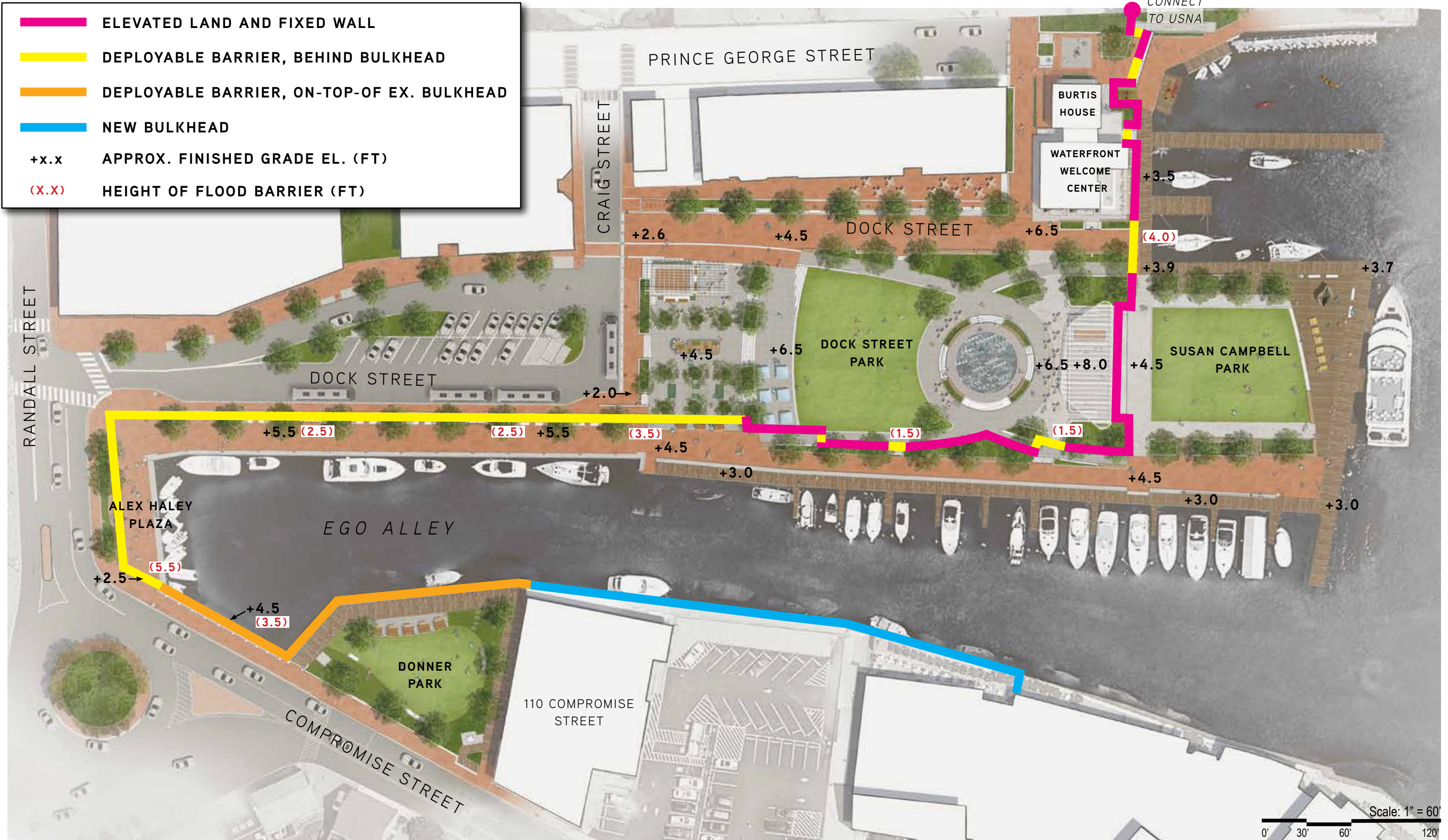
B. FLOOD DEVICES

- DEPLOYABLE BARRIER BEHIND BULKHEAD
FOR PROTECTION UP TO 8'

C. NATURAL LAND BARRIER

- TERRACED PARK PROVIDES NATURAL LAND
BARRIER UP TO 8'
- LAWNS, RAIN GARDENS, SHADE TREES TO
MITIGATE FLOODING AND HEAT ISLAND

	ELEVATED LAND AND FIXED WALL
	DEPLOYABLE BARRIER, BEHIND BULKHEAD
	DEPLOYABLE BARRIER, ON-TOP-OF EX. BULKHEAD
	NEW BULKHEAD
+x.x	APPROX. FINISHED GRADE EL. (FT)
(x.x)	HEIGHT OF FLOOD BARRIER (FT)



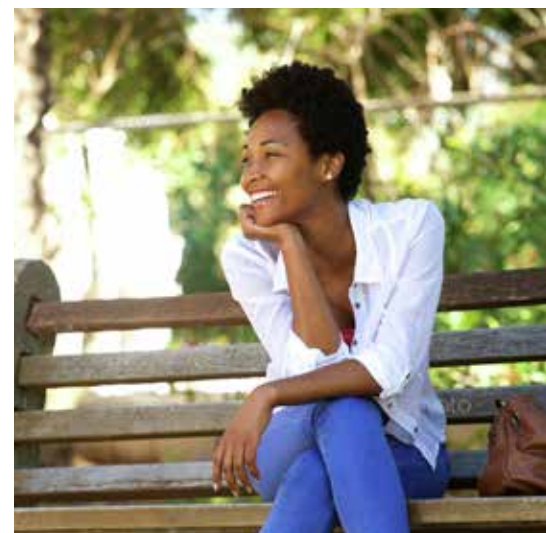
FLOOD BARRIER PLAN

CITY DOCK PARK SITE PLAN



Scale: 1" = 60'
0' 30' 60' 120'

HOW EVERYONE CAN EXPERIENCE CITY DOCK PARK!





MARITIME WELCOME CENTER

UNESCO PORT MARKER

SUSAN CAMPBELL PARK

PERGOLA / STAGE

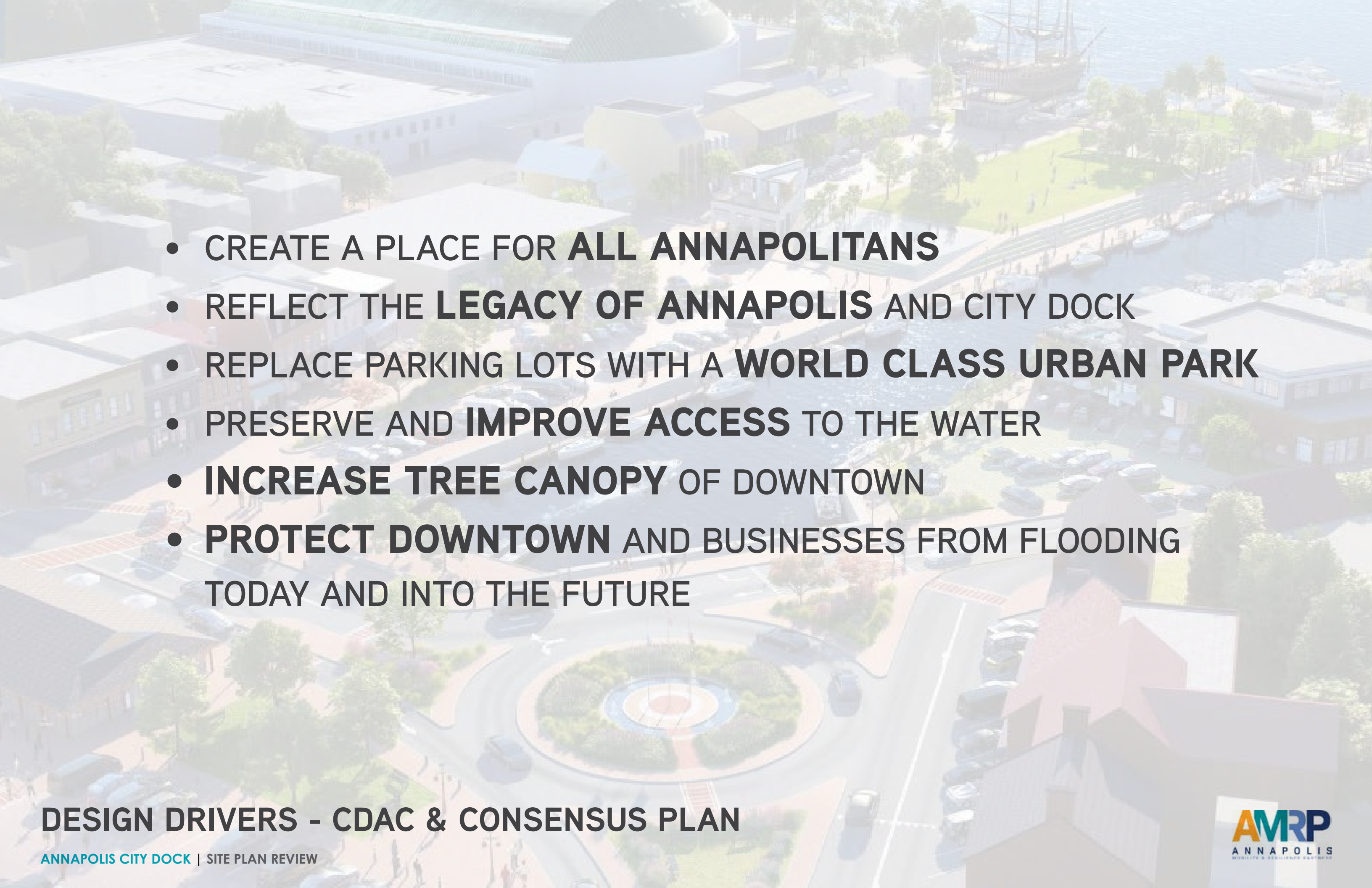
INTERACTIVE FOUNTAIN

DOCK STREET PARK

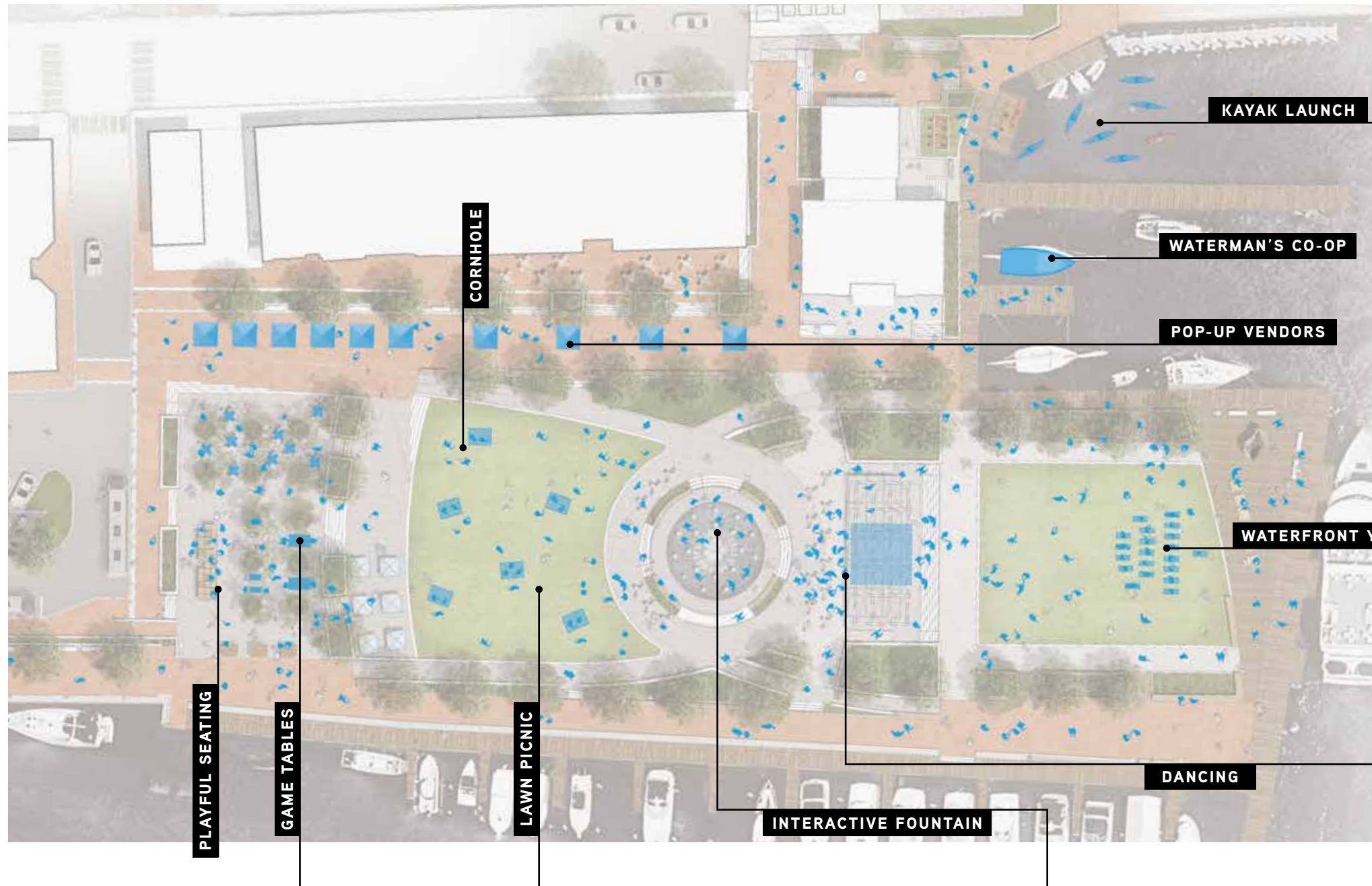
PEDESTRIAN "STREET"

ACTIVE PARK

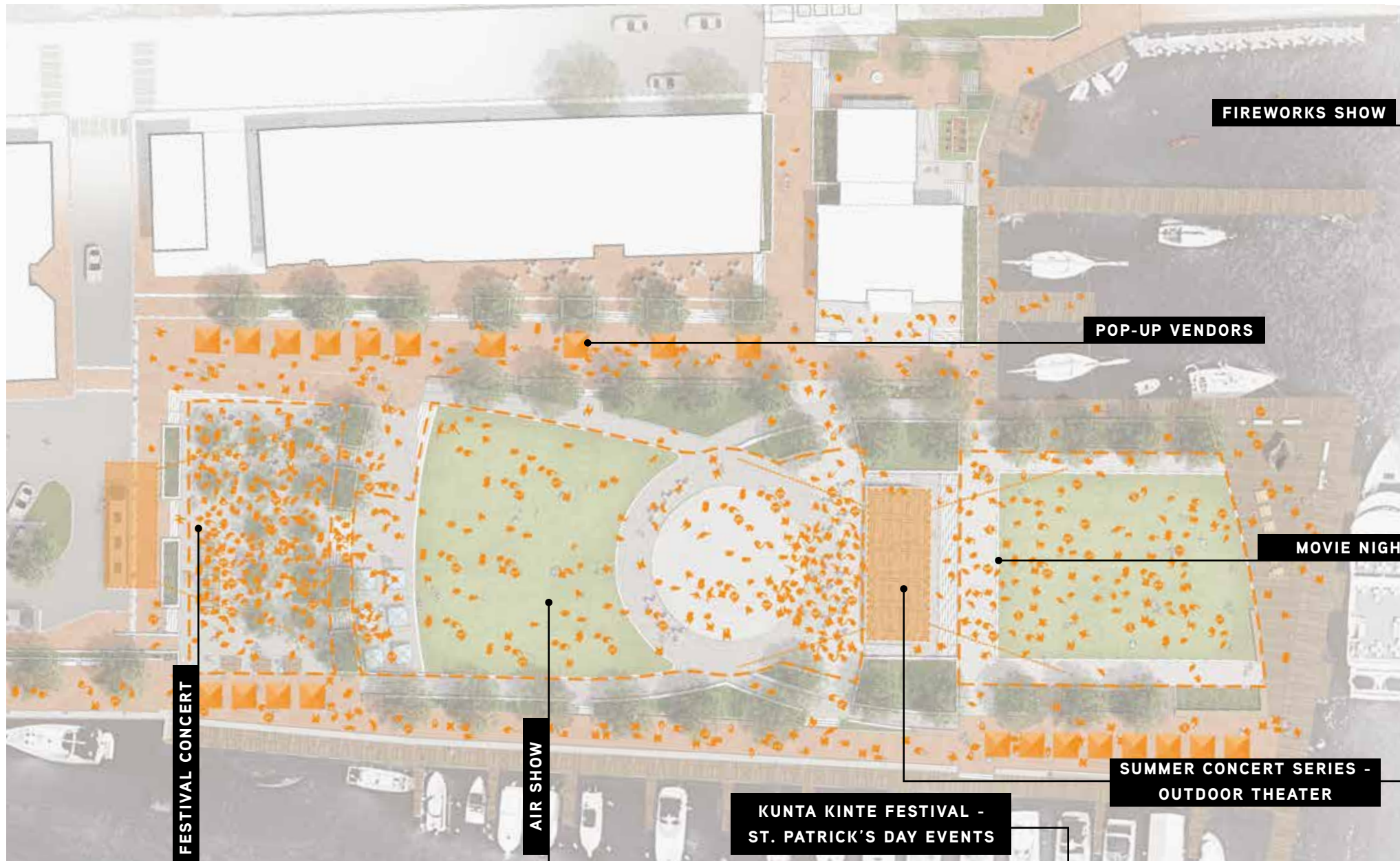
EGO ALLEY

- 
- **CREATE A PLACE FOR ALL ANNAPOLITANS**
 - **REFLECT THE LEGACY OF ANNAPOLIS AND CITY DOCK**
 - **REPLACE PARKING LOTS WITH A WORLD CLASS URBAN PARK**
 - **PRESERVE AND IMPROVE ACCESS TO THE WATER**
 - **INCREASE TREE CANOPY OF DOWNTOWN**
 - **PROTECT DOWNTOWN AND BUSINESSES FROM FLOODING TODAY AND INTO THE FUTURE**

DESIGN DRIVERS - CDAC & CONSENSUS PLAN



PARK PROGRAMMING - DAILY



PARK PROGRAMMING - FESTIVAL/EVENT





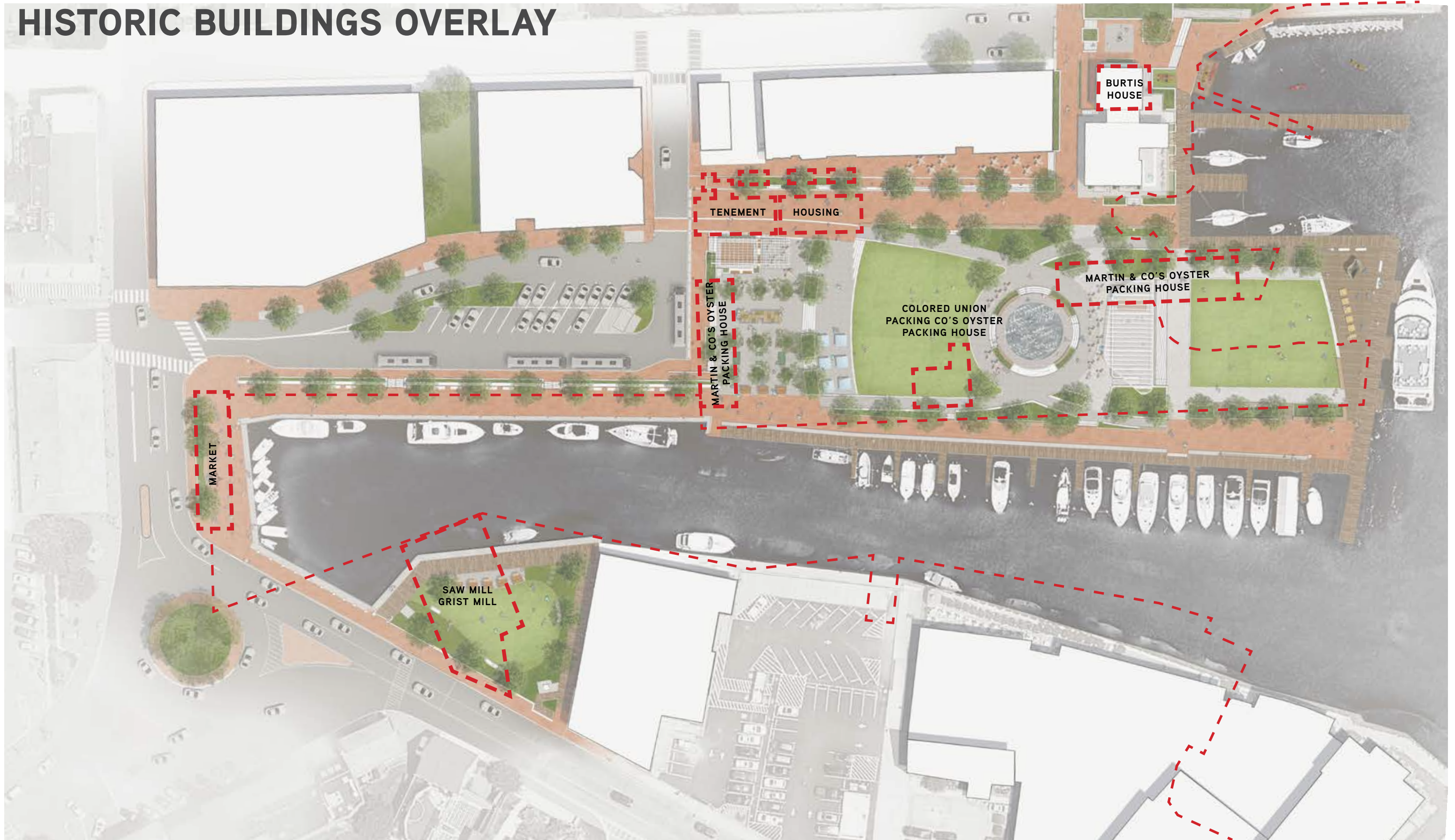




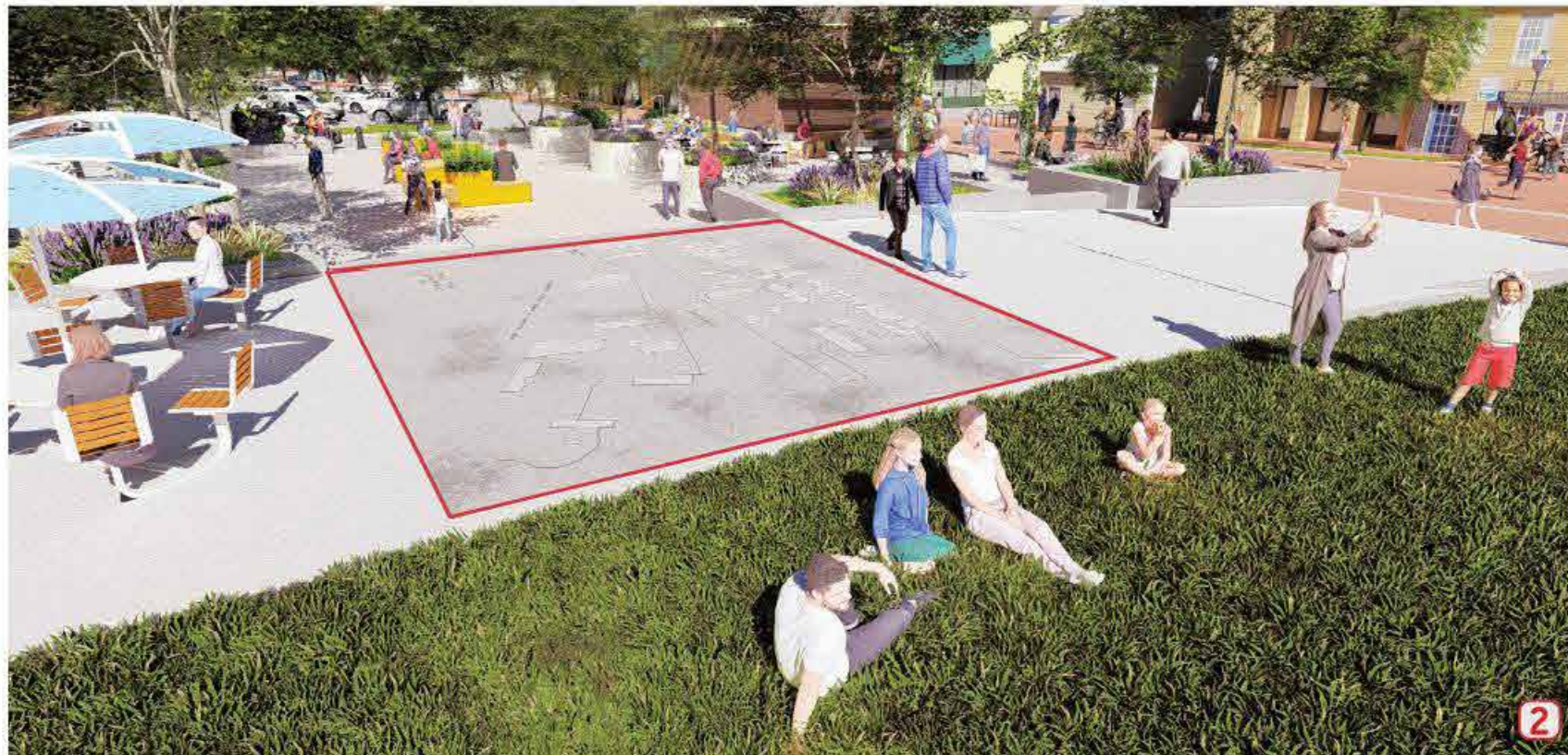
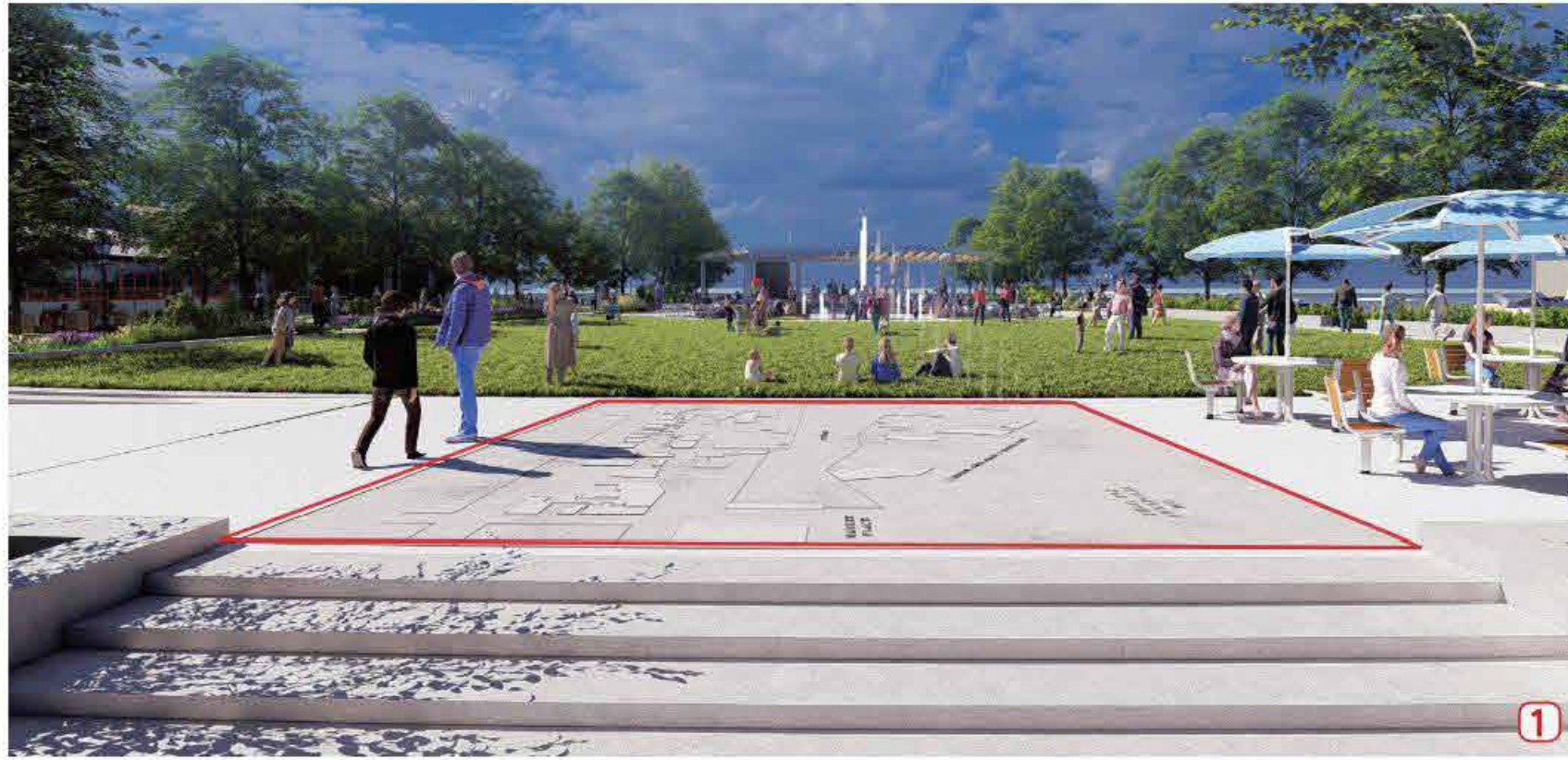
HONORING / CELEBRATING ANNAPOLIS' DIVERSE LEGACY



HISTORIC BUILDINGS OVERLAY



CULTURAL LEGACY MESSAGING



“If there is no struggle, there is no progress.”
Frederick Douglass

“I do not think the measure of a civilization is how tall its buildings of concrete are, but rather how well its people have learned to relate to their environment and fellow man.”
Sun Bear, Chippewa

“Every individual matters. Every individual has a role to play. Every individual makes a difference.”
Jane Goodall

“Not everything that is faced can be changed, but nothing can be changed until it is faced.”
James Baldwin

“When I liberate myself, I liberate others. If you don’t speak out ain’t nobody going to speak out for you.”
Fannie Lou Hamer

CULTURAL LEGACY ICONIC IMAGES





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



CRAIG STREET

DOCK STREET

BURTIS HOUSE

MARITIME WELCOME CENTER

DOCK STREET PARK

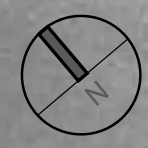
SUSAN CAMPBELL PARK

DOCK STREET

EGO ALLEY

DONNER PARK

110 COMPROMISE STREET



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



Stage Structure

Maritime Welcome Center & City Dock Park
May 30, 2024



Stage Structure

Maritime Welcome Center & City Dock Park
May 30, 2024

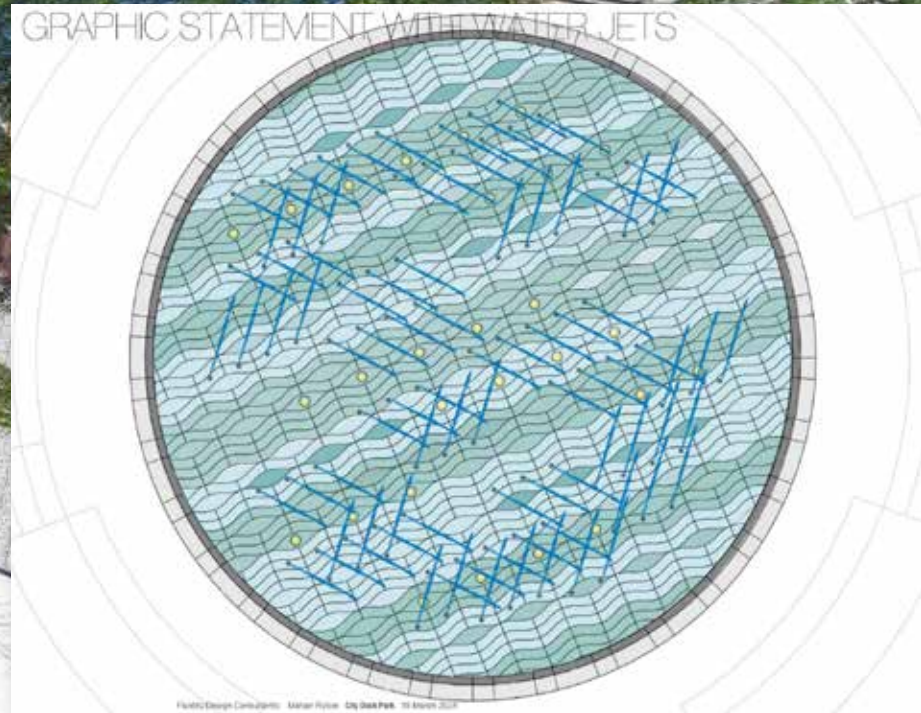
- AN **UNDERWATER** SCENE IS EMULATED, AND **ALIVE**
- **SEA BED PATTERNS** FORM THE FOUNDATION OF THE UNDERWATER SCENE
- WATER ARCH GROUPS **EXPAND, CONTRACT AND OVERLAP** IN PATTERNS
- RHYTHMIC JET UNDULATIONS CONVEY **UNDERWATER SCENIC CHARACTER**
- **LIGHTING LIKE FISH**, CHANGING COLORS, FLITTING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





Fountain Concept

Maritime Welcome Center & City Dock Park
May 30, 2024







Fountain Concept

Maritime Welcome Center & City Dock Park
May 30, 2024



Fountain Concept

Maritime Welcome Center & City Dock Park
May 30, 2024



WATERFRONT WELCOME CENTER HOW WE GOT HERE: 5-YEARS ENGAGEMENT

+ 97 Stakeholder Mtgs Since 2023-2024

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	APR 2024
CITY COUNCIL	MAY 24
PLANNING COMMISSION & HPC	MAY 24

MARITIME WELCOME CENTER: WHAT WE HEARD

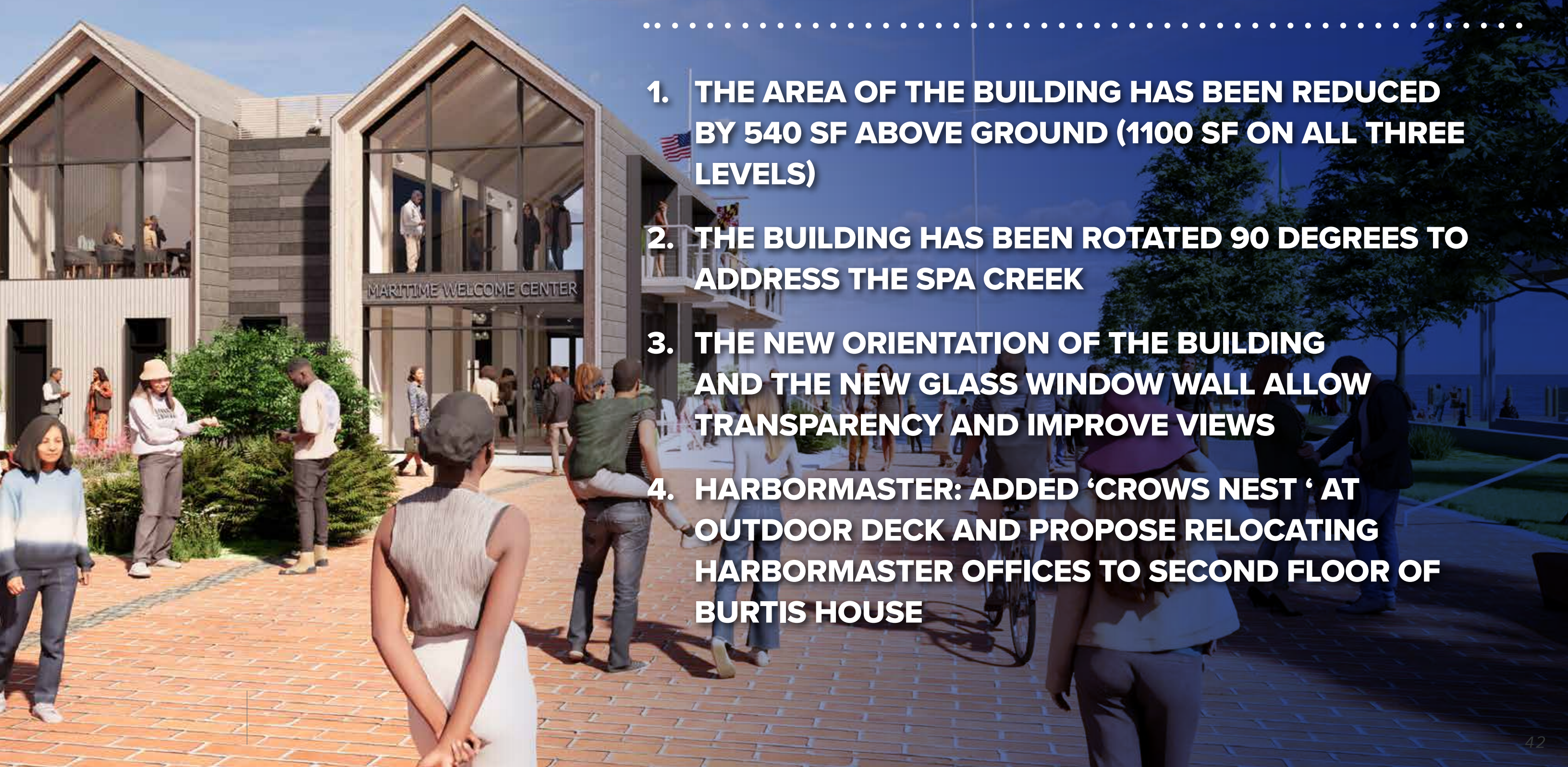
CREATE THE BEST PUBLIC SPACE FOR
USE BY THE ENTIRE COMMUNITY!

.....

1. WATERFRONT EXPERIENCE
2. DIRECT WATER ACCESS & BOATING
3. WATER SAFETY AND EDUCATION
4. REDUCE SOME OF THE VOLUME OF MARITIME WELCOME CENTER;
5. THE WELCOME CENTER SHOULD FACE THE WATER AND DIRECTLY ADDRESS THE HARBOR AND SPA CREEK; AND,
6. THE PUBLIC NEEDS DIRECT ACCESS TO THE UPPER DECK TO VIEW THE HARBOR.



MARITIME WELCOME CENTER: MAJOR REDESIGN BASED ON BROAD BASED INPUT

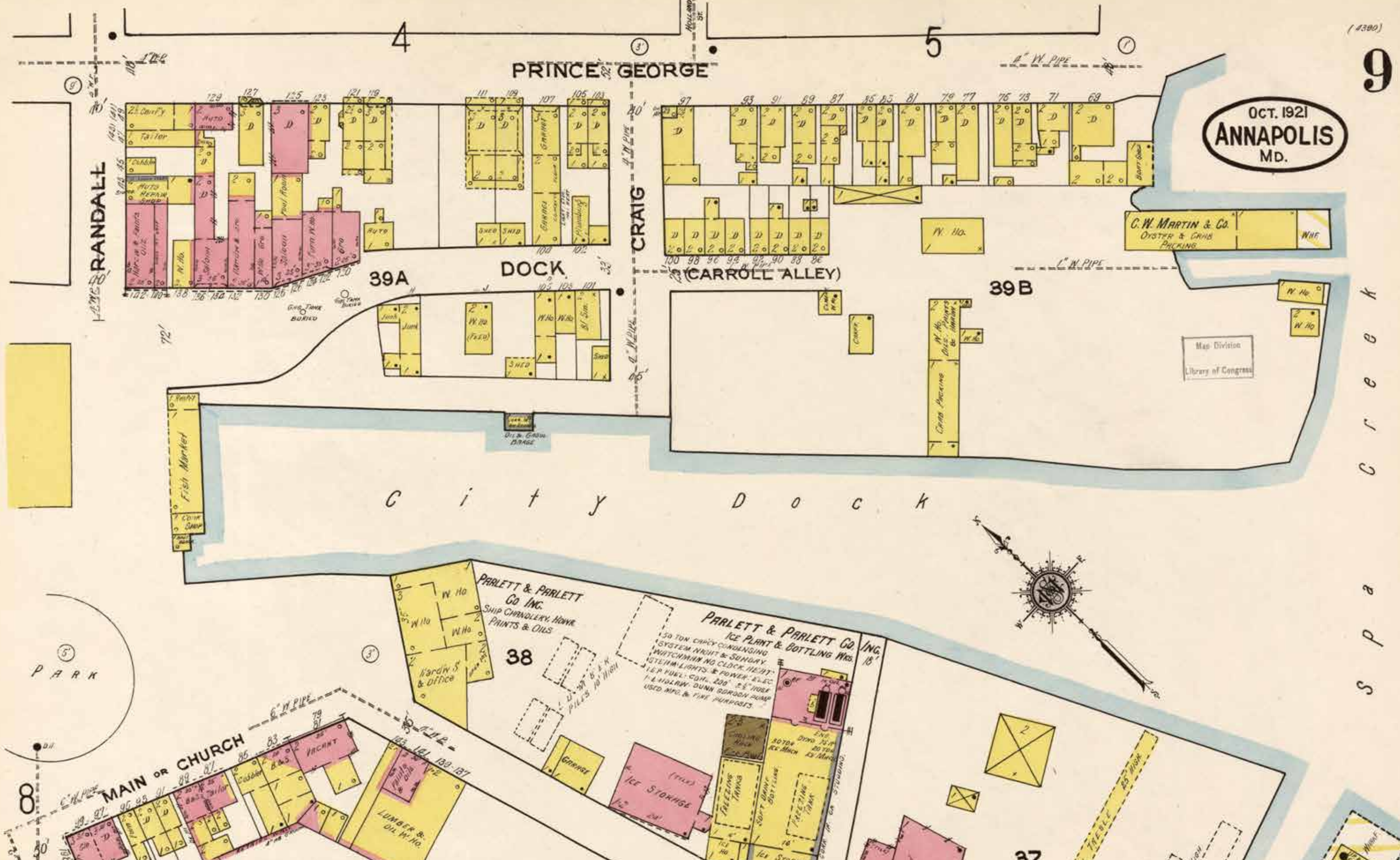


- 1. THE AREA OF THE BUILDING HAS BEEN REDUCED BY 540 SF ABOVE GROUND (1100 SF ON ALL THREE LEVELS)**
- 2. THE BUILDING HAS BEEN ROTATED 90 DEGREES TO ADDRESS THE SPA CREEK**
- 3. THE NEW ORIENTATION OF THE BUILDING AND THE NEW GLASS WINDOW WALL ALLOW TRANSPARENCY AND IMPROVE VIEWS**
- 4. HARBORMASTER: 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

Maritime Welcome Center & City Dock Park
May 30, 2024



Historic Photograph City Dock

Maritime Welcome Center & City Dock Park
May 30, 2024



Historic Photograph of Burtis House

Maritime Welcome Center & City Dock Park
May 30, 2024



Character of Annapolis

Maritime Welcome Center & City Dock Park
May 30, 2024



Existing View One



Existing View Three



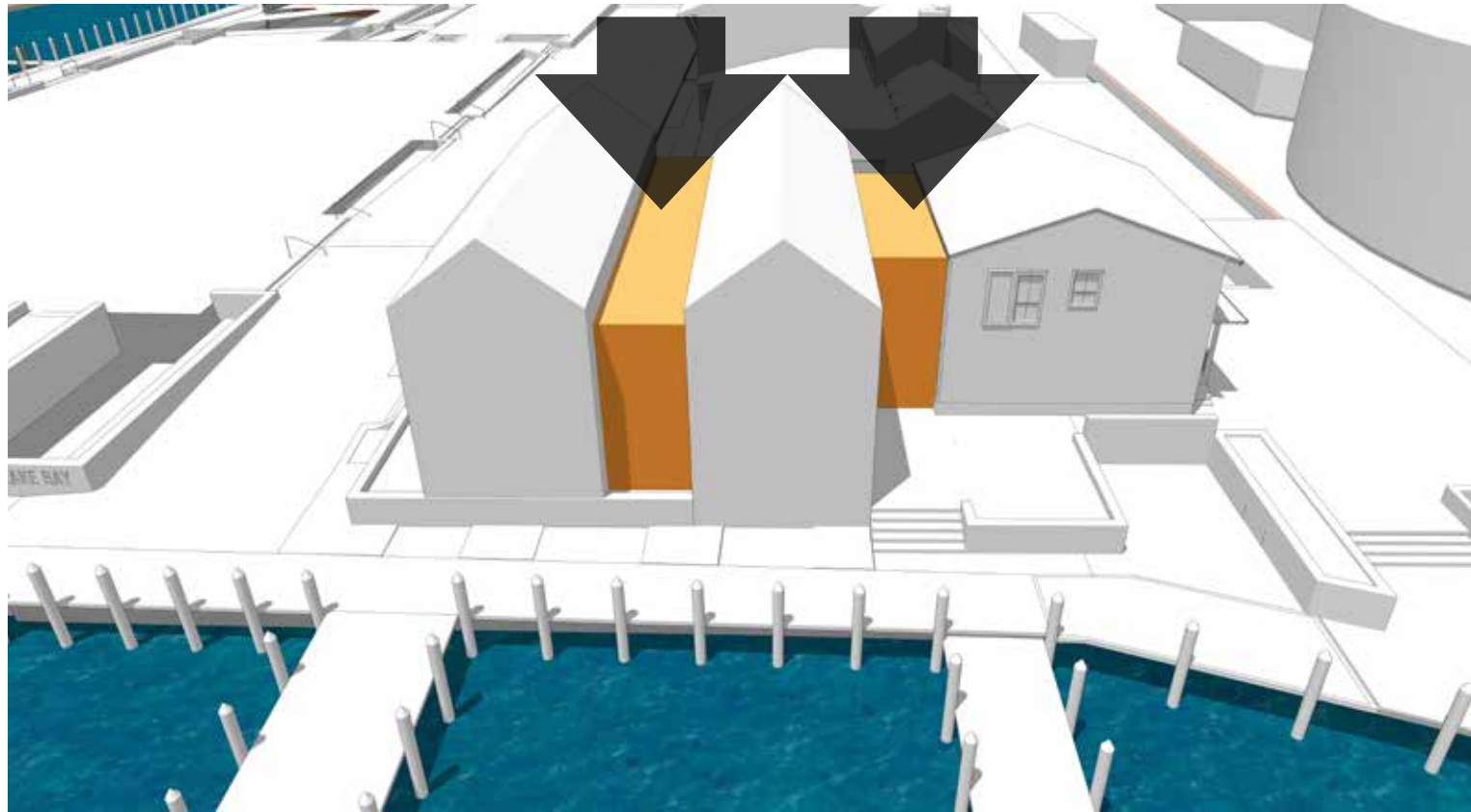
Existing View Five



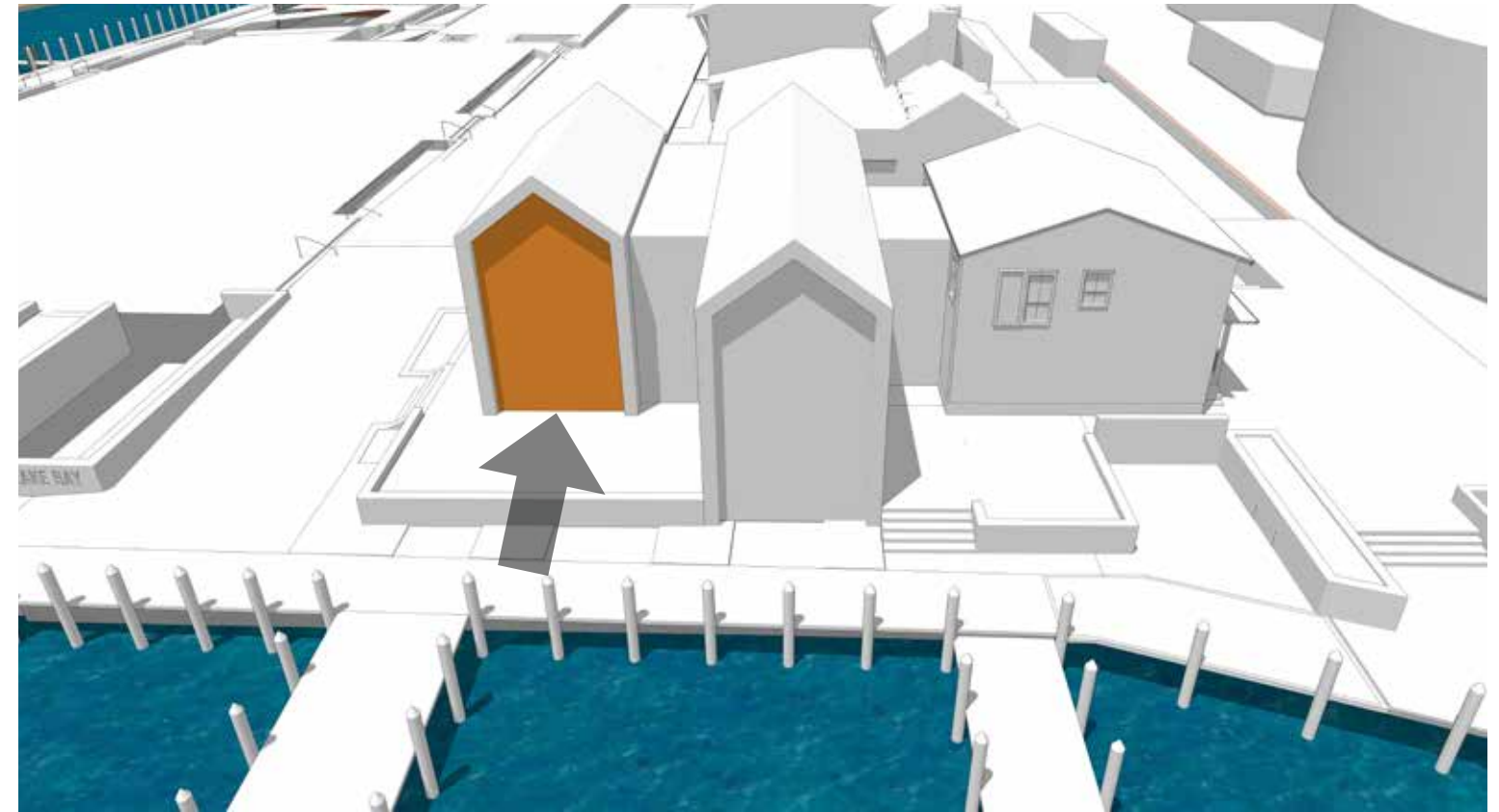
Existing View Two



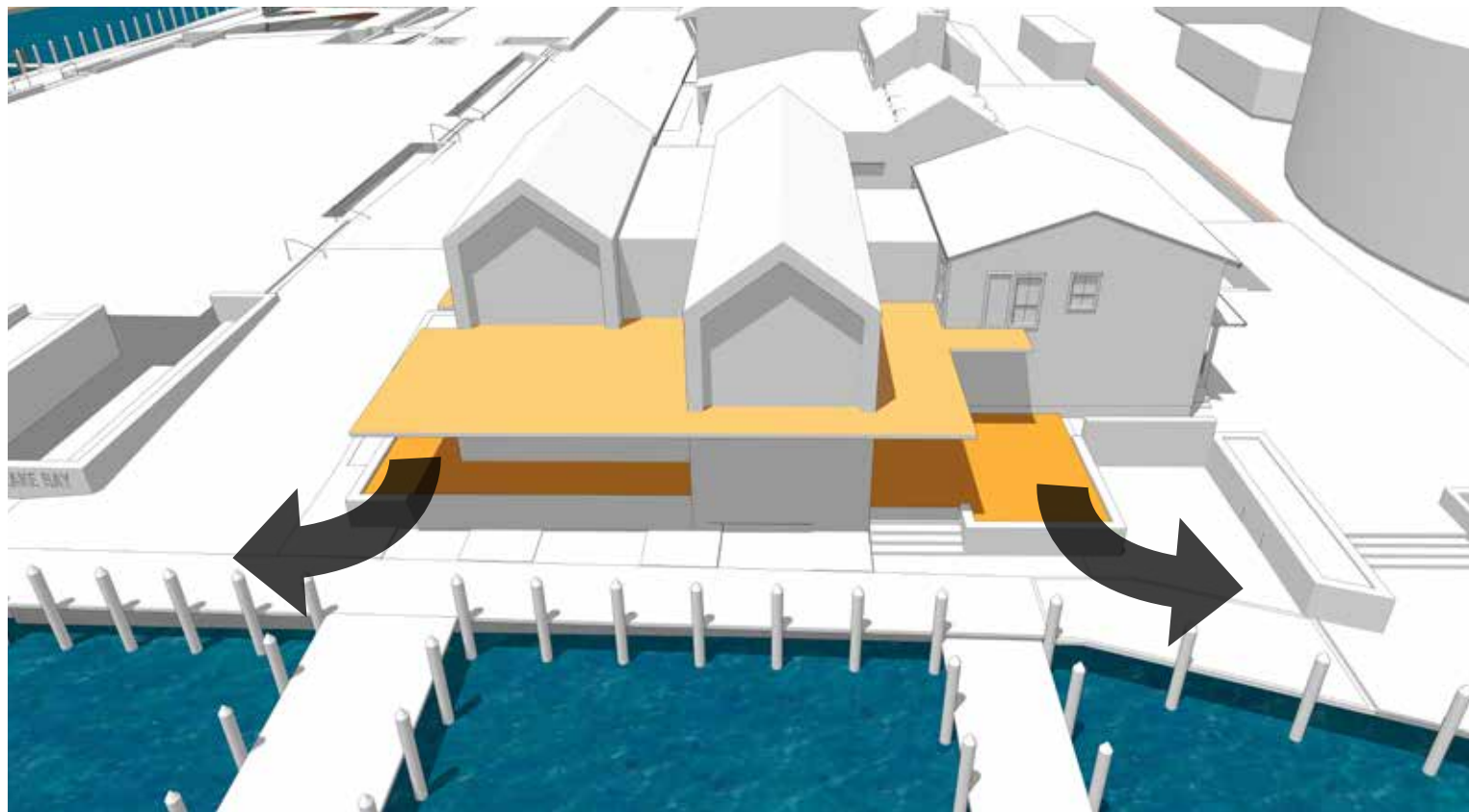
Existing View Four



Contextually Scaled Massing



Volume Hierarchy



Outdoor Spaces



Conceptual Design



MWC Boat Perspective

Maritime Welcome Center & City Dock Park
May 30, 2024



Concrete Tile



Swageless Tension Cable Railings with Wood Handrail



Thermally Broken Steel Windows & Doors



Acid Etched Bird Friendly Glass



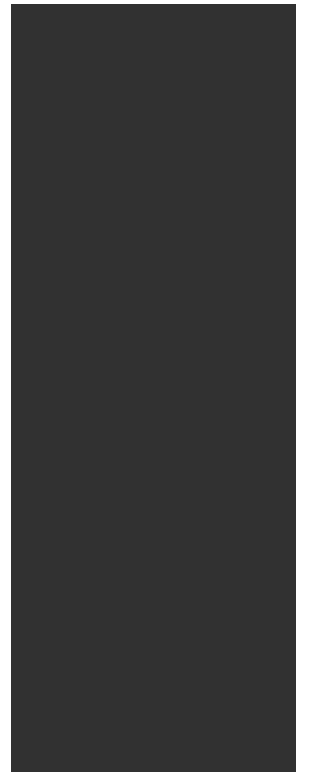
6" T&G Thermally Modified Wood



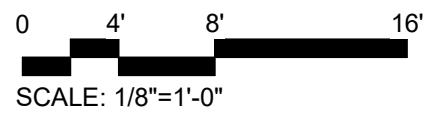
Oversized Eastern Red Cedar Shakes



Shou Sugi Ban Thermally Modified Wood



Powdercoated Steel



Building Waterfront Elevation

Maritime Welcome Center & City Dock Park
May 30, 2024



Susan Campbell Park Perspective

Maritime Welcome Center & City Dock Park
May 30, 2024



Dock Street Aerial

Maritime Welcome Center & City Dock Park
May 30, 2024



Dock Street Perspective

Maritime Welcome Center & City Dock Park
May 30, 2024

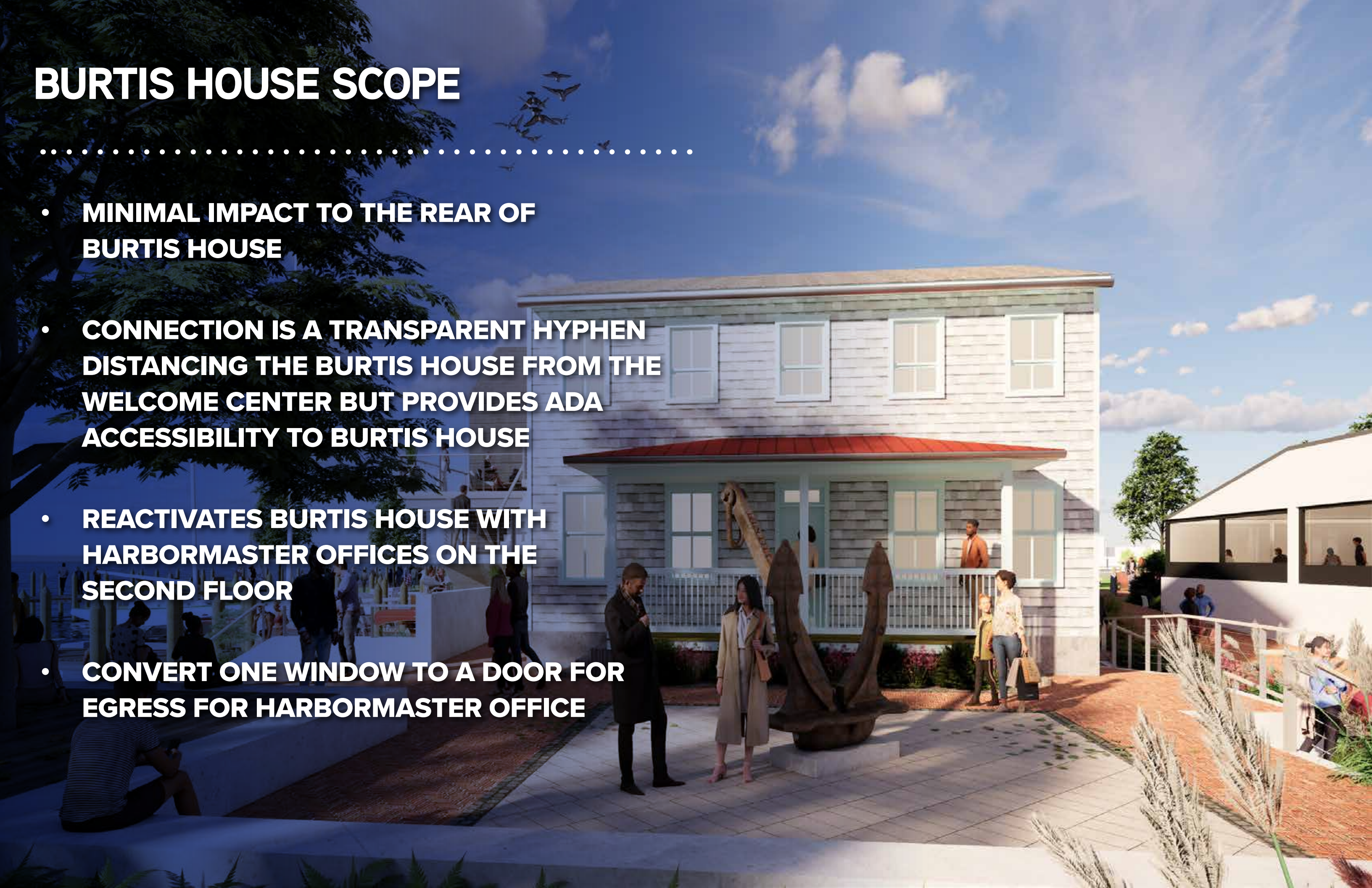


Prince George Park Perspective

Maritime Welcome Center & City Dock Park
May 30, 2024

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**



SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

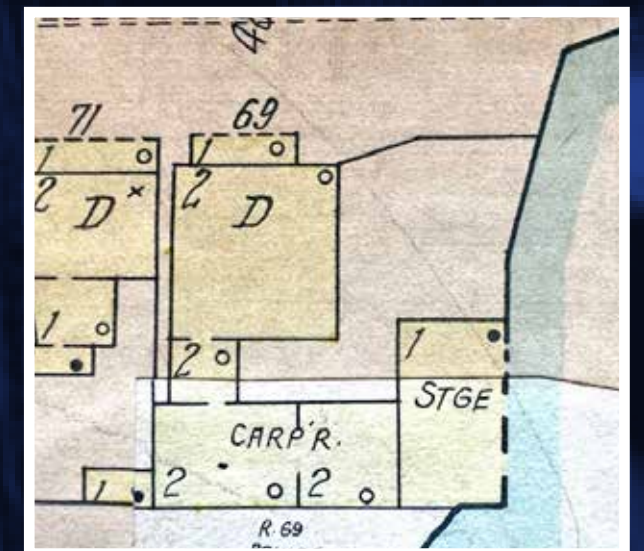
#9. NEW ADDITIONS...SHALL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL BE DIFFERENTIATEDSHALL BE COMPATIBLE WITH MASSING, SIZE, SCALE AND ARCHITECTURAL FEATURES...

- **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.**





Waterside Burtis Perspective

Maritime Welcome Center & City Dock Park
May 30, 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 30, 2024



THANK YOU!

An aerial photograph of a coastal town, likely in the United States, featuring a prominent waterfront area with a marina filled with boats. A large, modern stadium with a curved roof is visible on the right side of the image. The entire scene is overlaid with a semi-transparent blue filter. The text is centered and written in a bold, white, sans-serif font.

BREAK OUT SESSIONS

MARITIME WELCOME CENTER-WALK FOOTPRINT

MARITIME WELCOME CENTER-LIFT

VIRTUAL EXPERIENCE

'WORKING WATERFRONT'-STEPHEN RITTERBUSH

WILMA LEE-DOCKSIDE

ISLAND LADY-DOCKSIDE

OYSTERS!

Experiencing Downtown Annapolis: Marketing and Programming



Cultural Legacy



WERE STOLEN. SOLD
ON THE SLAVE SHIPS
SLAVE SHIPS IN EACH OF
TOGETHER. AND OUR LIFELE
STANDING UP



Park Features



Facilities - Water Access



15

Design - Materials



PEAKE BAY

Welcome Center - Visitor Experience



Prince George Street Park





View Corridor Existing

Maritime Welcome Center & City Dock Park
May 30, 2024



View Corridor Proposed

Maritime Welcome Center & City Dock Park
May 30, 2024



View Corridor Existing

Maritime Welcome Center & City Dock Park
May 30, 2024



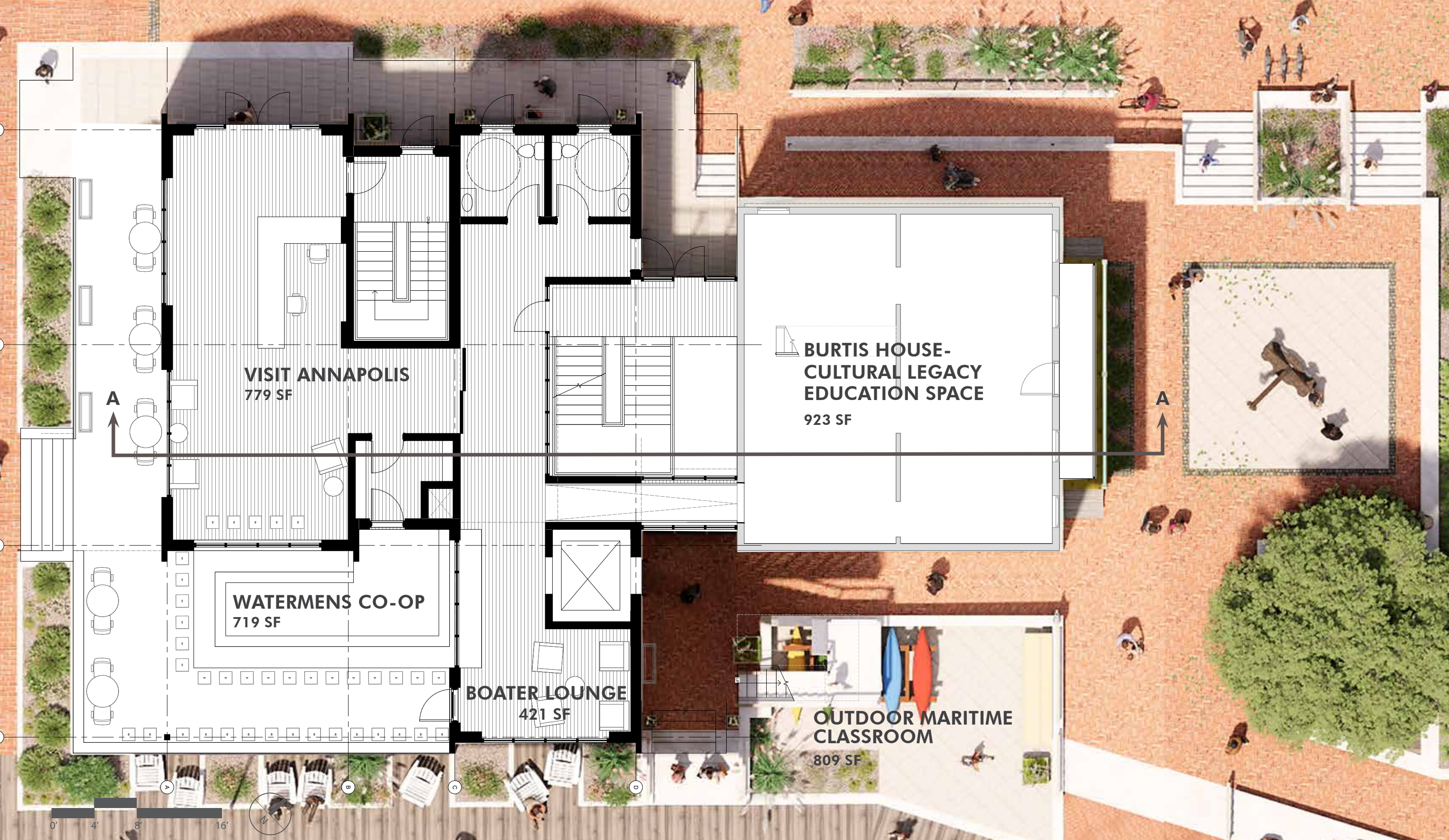
View Corridor Proposed

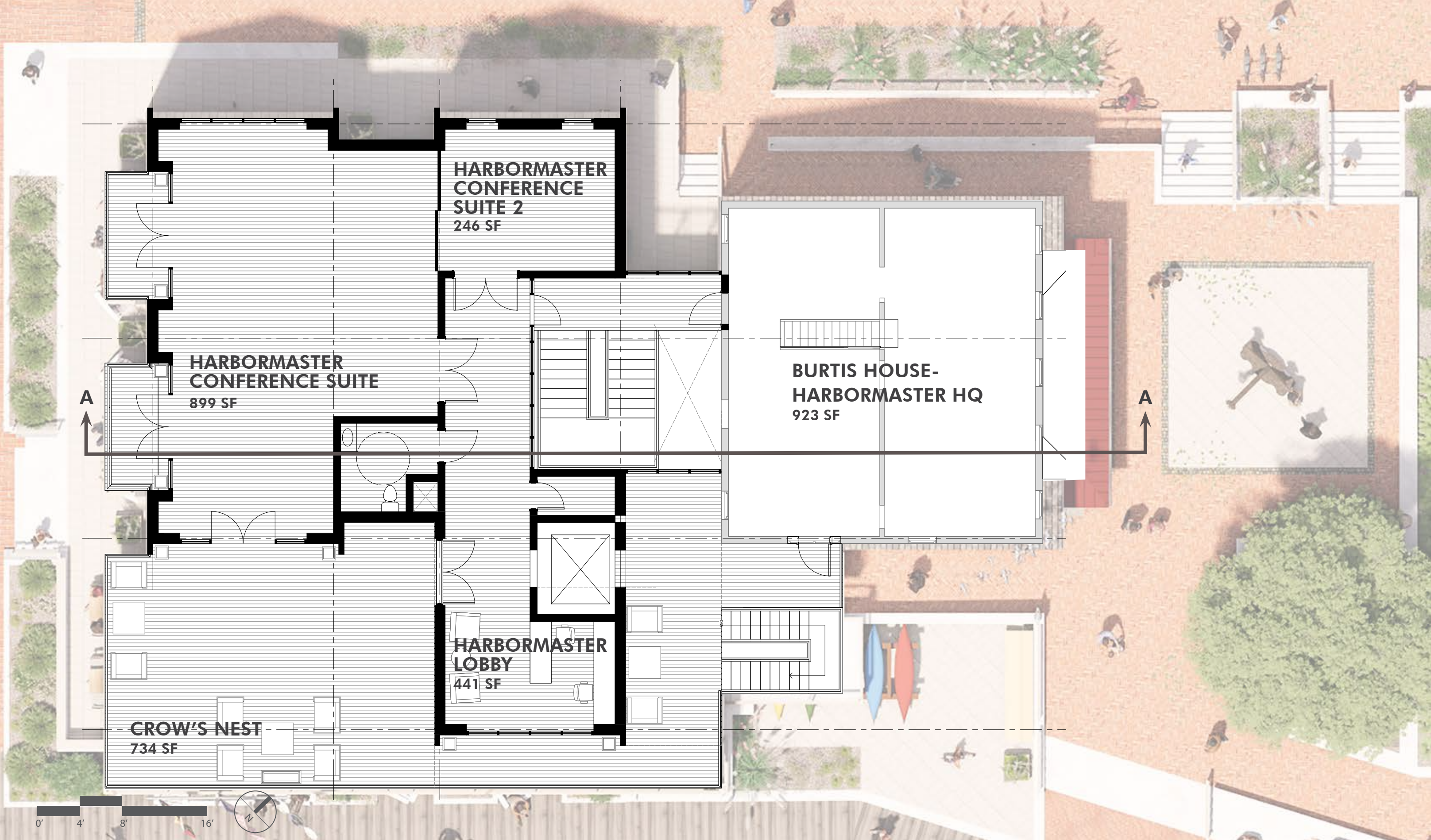
Maritime Welcome Center & City Dock Park
May 30, 2024



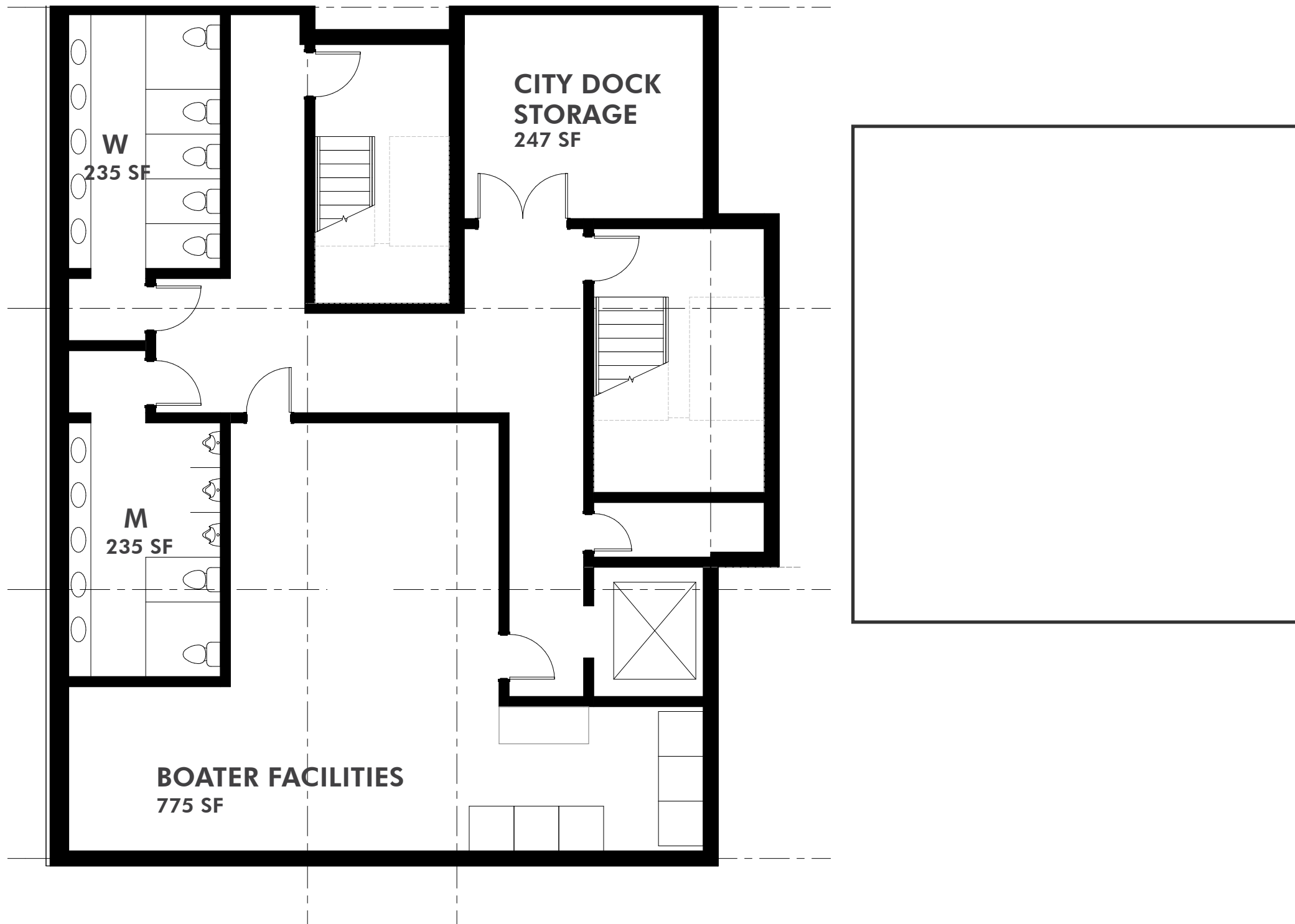
City Dock Park Perspective From Main St.

Maritime Welcome Center & City Dock Park
May 30, 2024





MWC Second Level Floor Plan



MWC Basement Floor Plan

Maritime Welcome Center & City Dock Park
May 30, 2024