

An aerial architectural rendering of a waterfront park and welcome center. The scene features a large green lawn in the center, surrounded by paved walkways, trees, and modern buildings. A circular paved area with a fountain is visible near the top center. To the right, there's a multi-story building with a glass facade and a balcony. In the foreground, a large wooden deck area is adjacent to a marina with several boats docked. The overall atmosphere is vibrant and modern, with people depicted walking and relaxing in the park.

MARITIME WELCOME CENTER & CITY DOCK PARK

DELEGATION
MAY 29, 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**



TODAY: NEXT PHASE RESILIENCY PROJECT

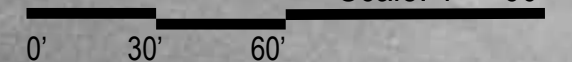


I. REDESIGNED WATERFRONT
WELCOME CENTER

II. CITY DOCK PARK AMENDMENT

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

Scale: 1" = 60'



URGENT ACTION NEEDED!

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



The background image shows a flooded urban street. In the foreground, there is a large body of blue water. In the middle ground, a black police car with "POLICE" written on its side is parked on a raised section of the street. Behind the car, there are several multi-story buildings, including a prominent white one with many windows. To the left, there's a building with a dark roof and yellow trim. The sky is overcast and grey. The overall scene depicts a flood in a city environment.

RESILIENCY APPROACH:

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PROTECT DOWNTOWN AND USNA

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

A. RAISED ELEVATIONS

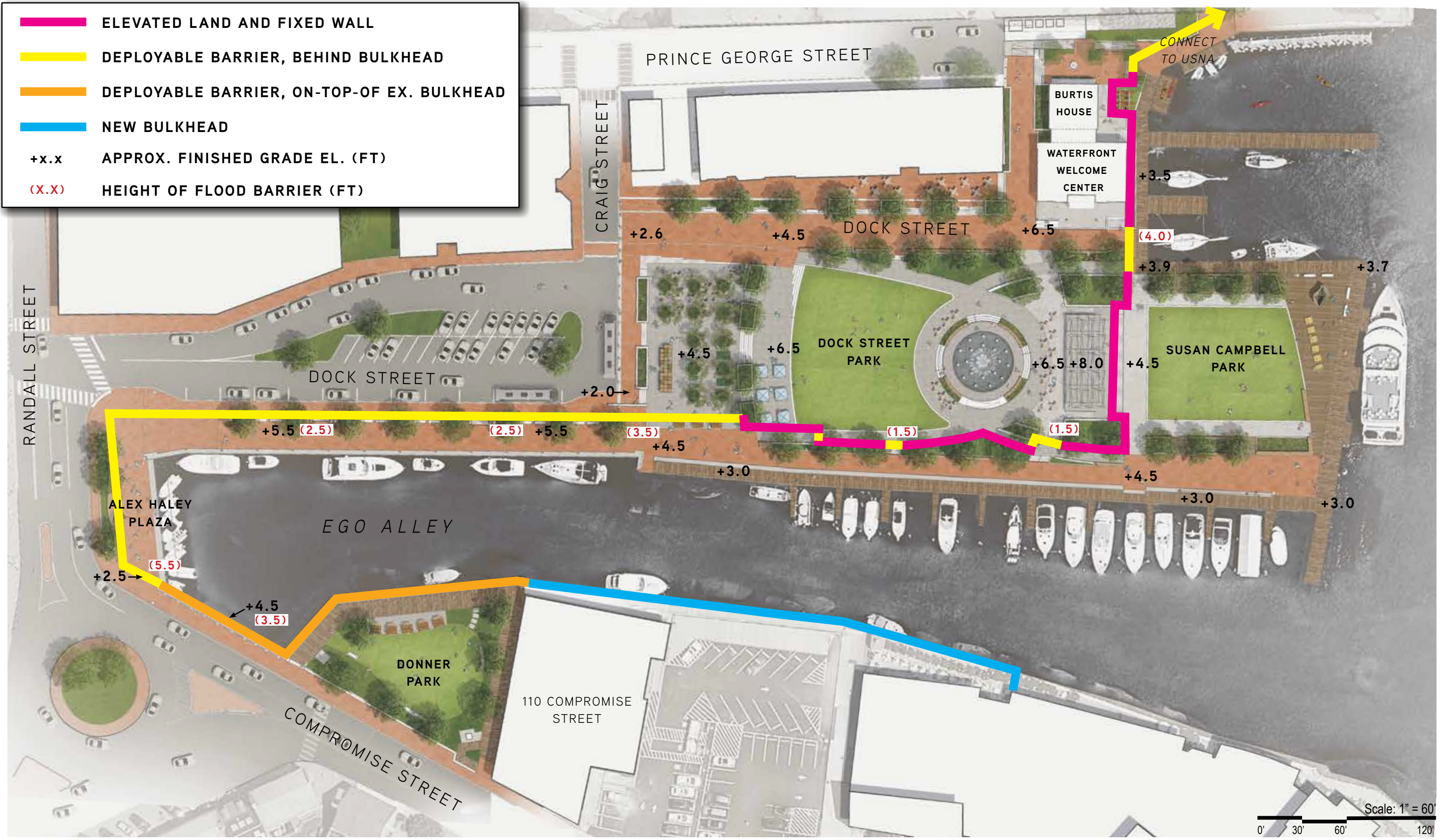
- ELEVATES BULKHEAD TO CONTINUOUS 5'

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



FLOOD BARRIER PLAN

WATERFRONT WELCOME CENTER HOW WE GOT HERE!

+ 80 Stakeholder Mtgs Since 2023

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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 - JAN24
CIVIC/NON-PROFIT ORGANIZATIONS	OCT 23 - JAN 24
ONGOING STAKEHOLDERS (EST +40)	OCT 23 - JAN 24
CDAC DESIGN TEAM - SUPPORTS	APRIL 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!**

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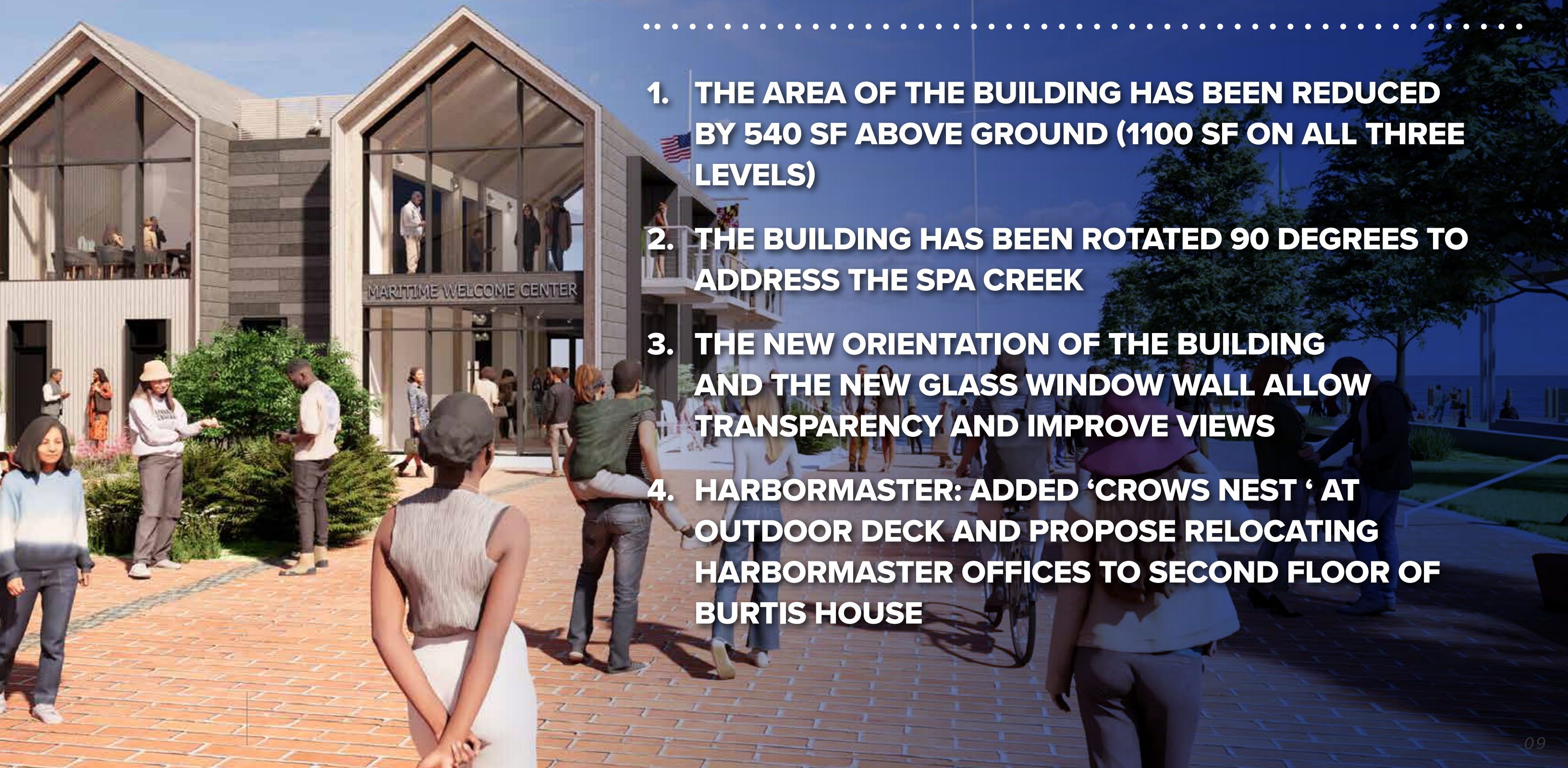
- 1. WATERFRONT EXPERIENCE**
- 2. DIRECT WATER ACCESS & BOATING**
- 3. WATER SAFETY AND EDUCATION**
- 4. REDUCE SOME OF THE VOLUME OF MARITIME WELCOME CENTER;**
- 5. THE WELCOME CENTER SHOULD FACE THE WATER AND DIRECTLY ADDRESS THE HARBOR AND SPA CREEK; AND,**
- 6. THE PUBLIC NEEDS DIRECT ACCESS TO THE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



MARITIME WELCOME CENTER: MAJOR REDESIGN BASED ON BROAD BASED INPUT

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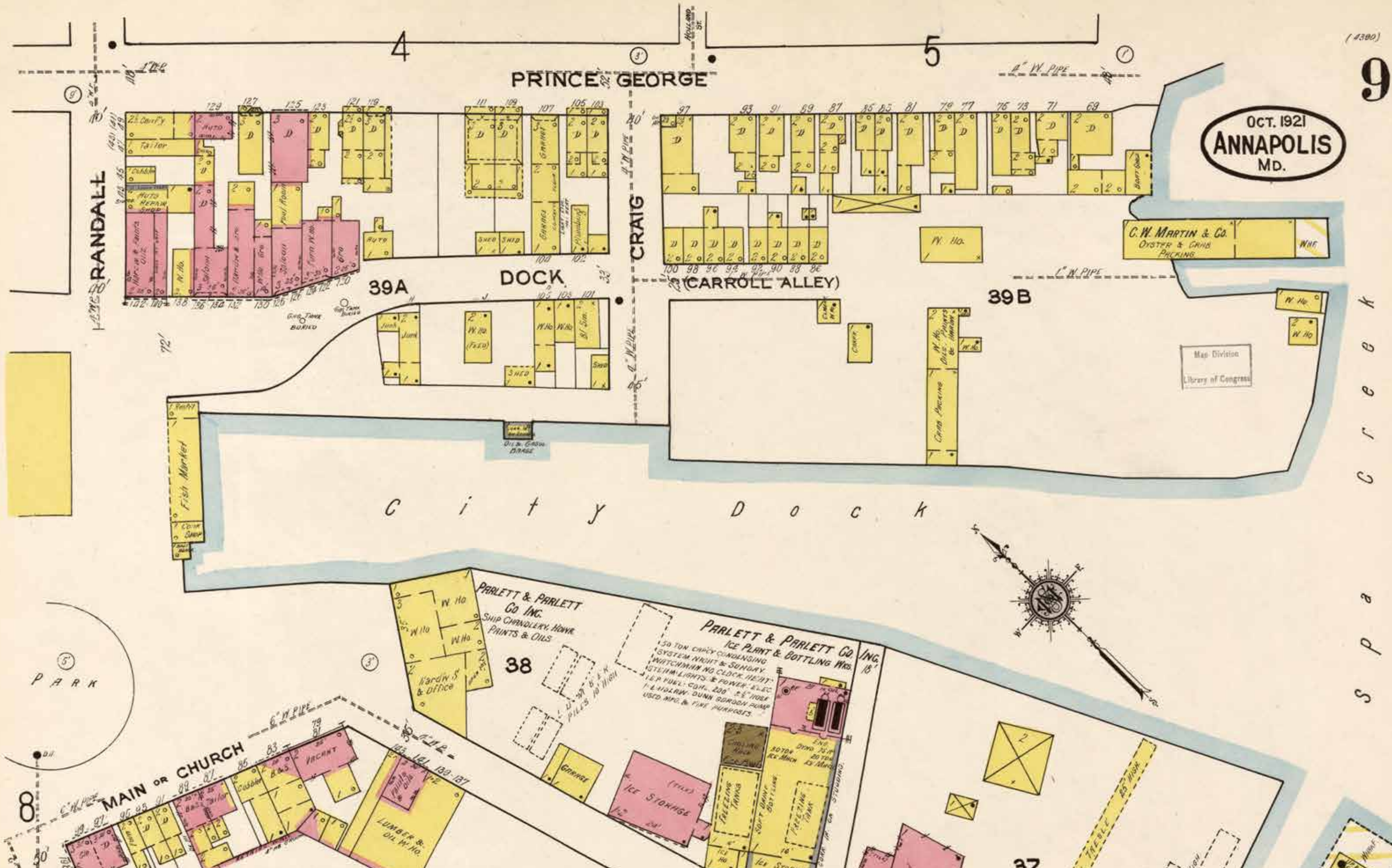
1. THE AREA OF THE BUILDING HAS BEEN REDUCED BY 540 SF ABOVE GROUND (1100 SF ON ALL THREE LEVELS)
2. THE BUILDING HAS BEEN ROTATED 90 DEGREES TO ADDRESS THE SPA CREEK
3. THE NEW ORIENTATION OF THE BUILDING AND THE NEW GLASS WINDOW WALL ALLOW TRANSPARENCY AND IMPROVE VIEWS
4. HARBORMASTER: ADDED 'CROWS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





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





Existing View One



Existing View Three



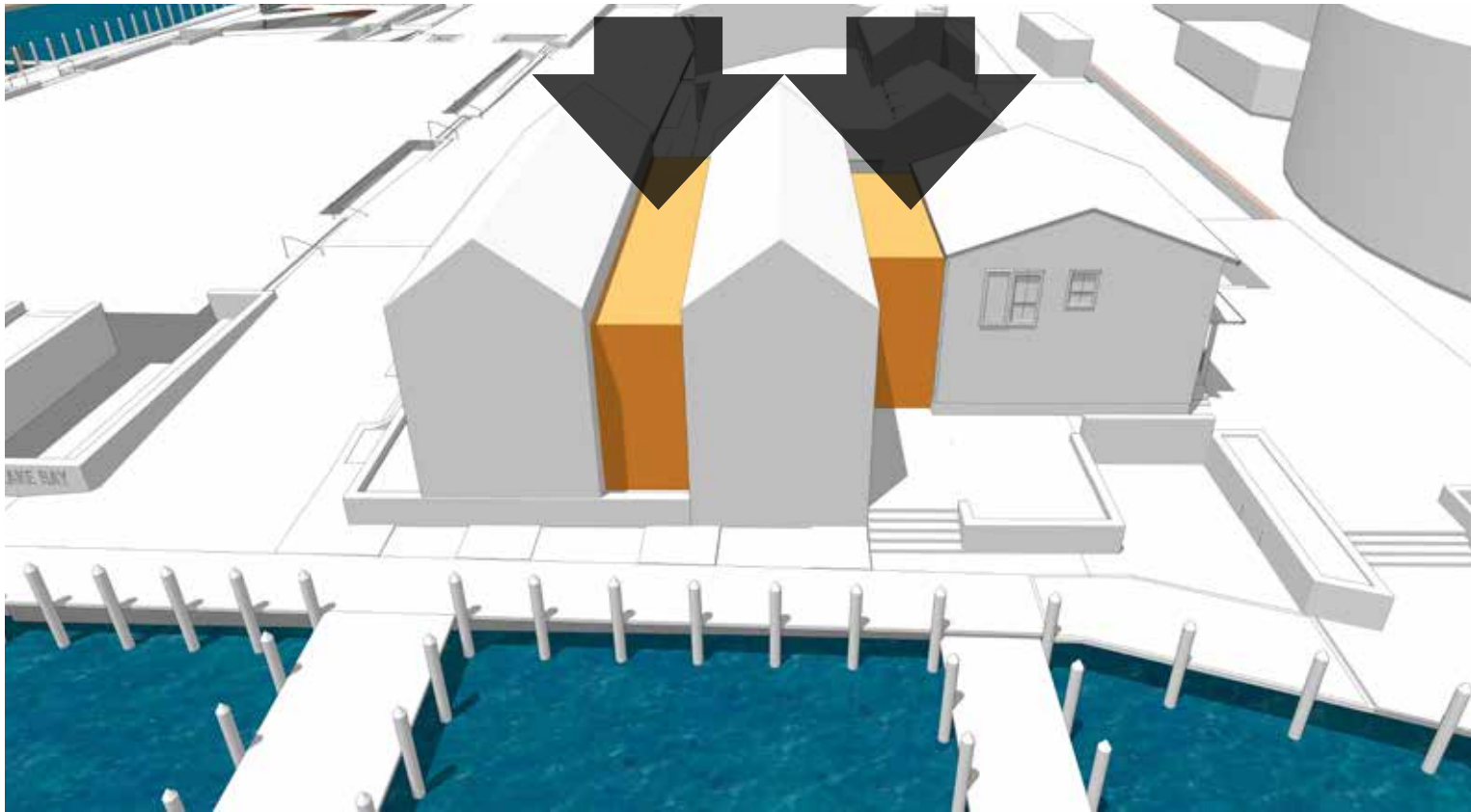
Existing View Five



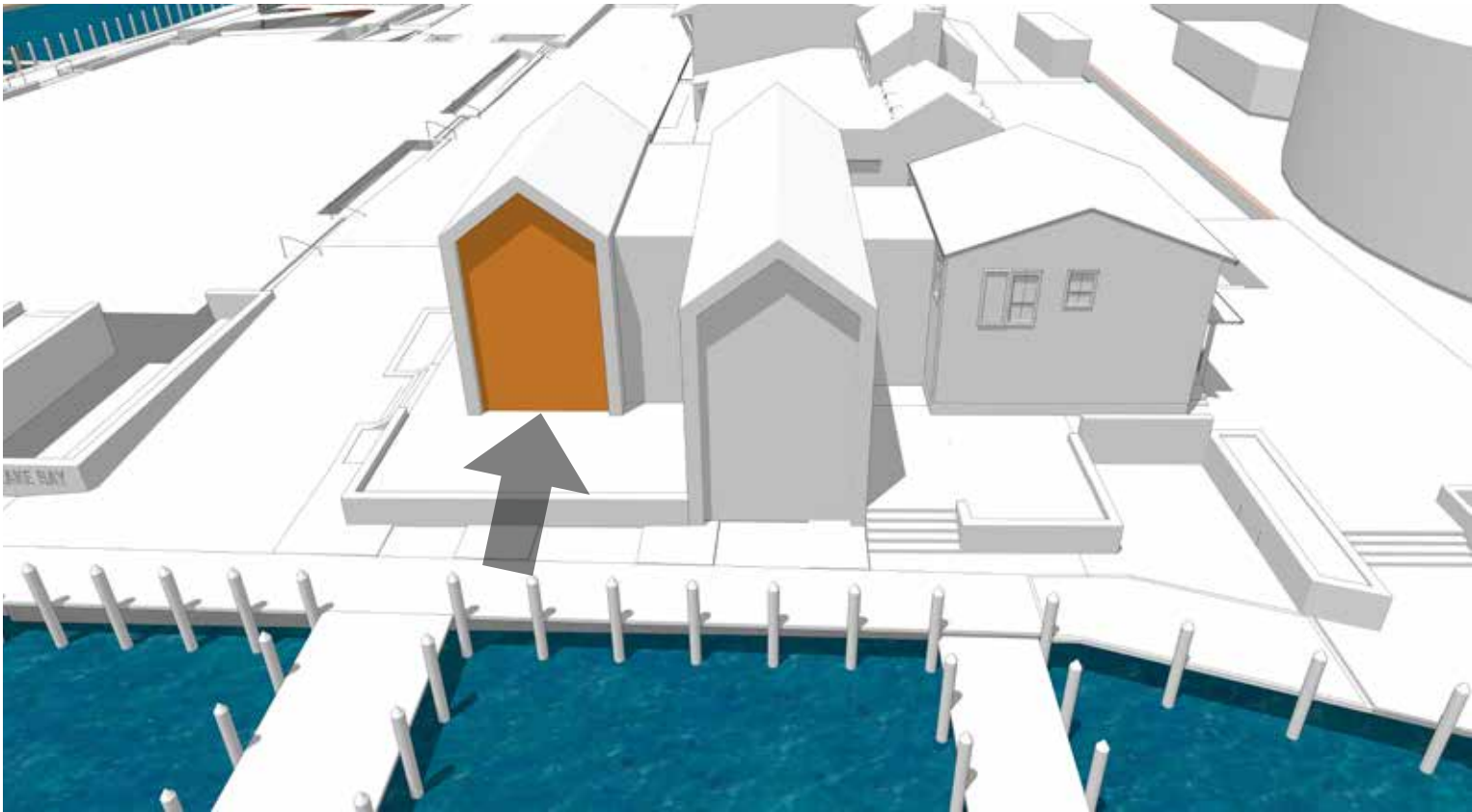
Existing View Two



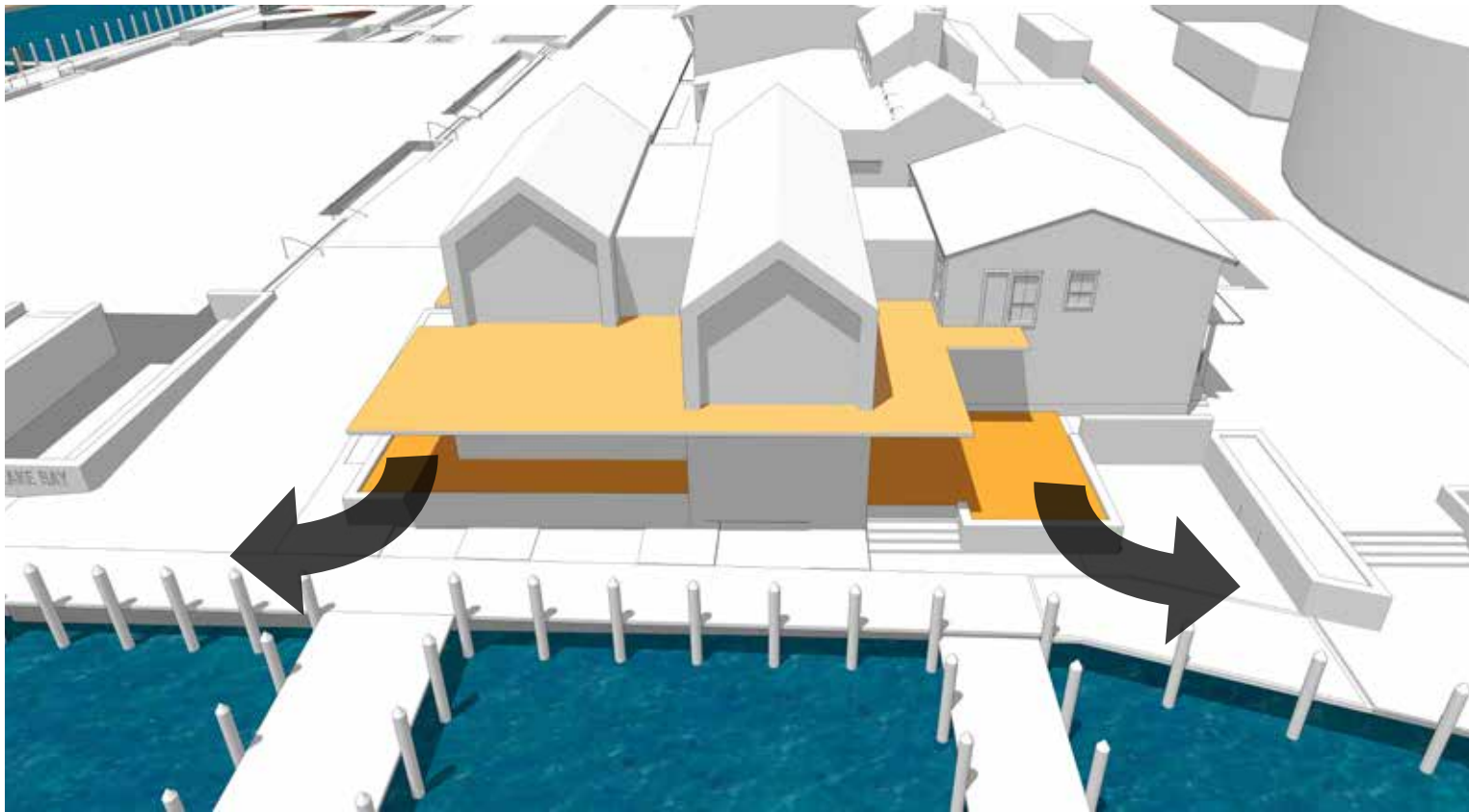
Existing View Four



Contextually Scaled Massing



Volume Hierarchy



Outdoor Spaces

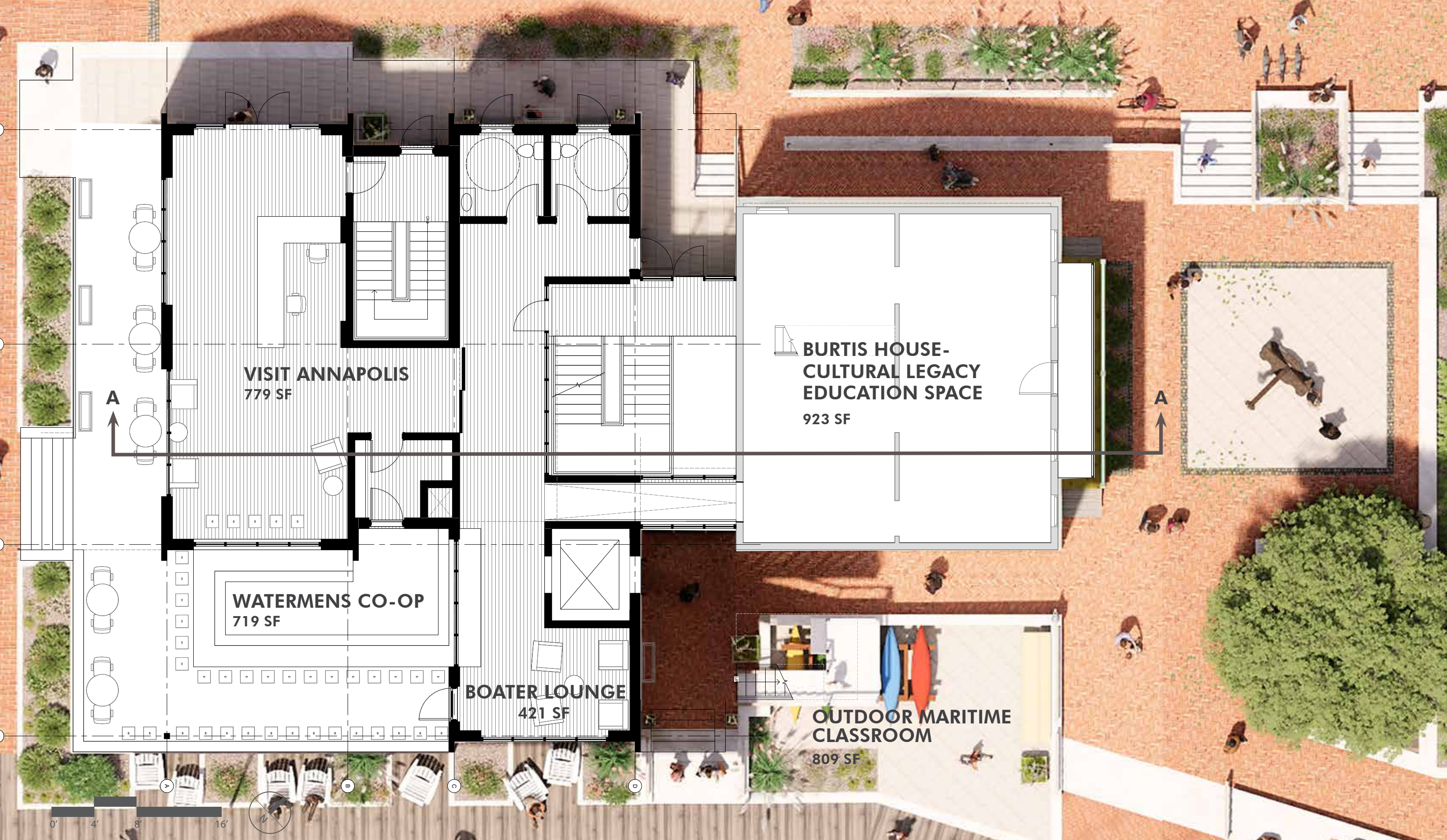


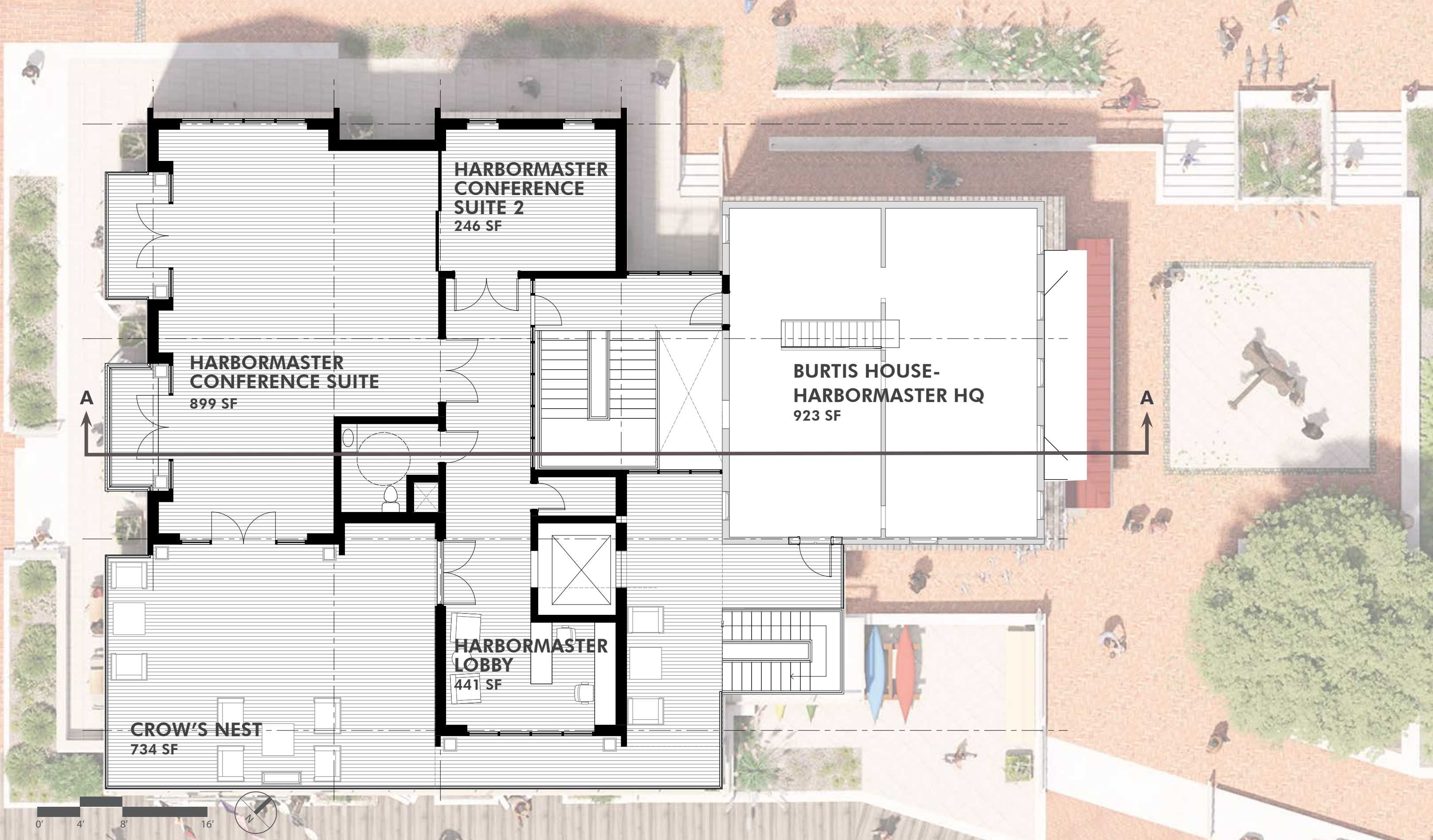
Conceptual Design



MWC Boat Perspective

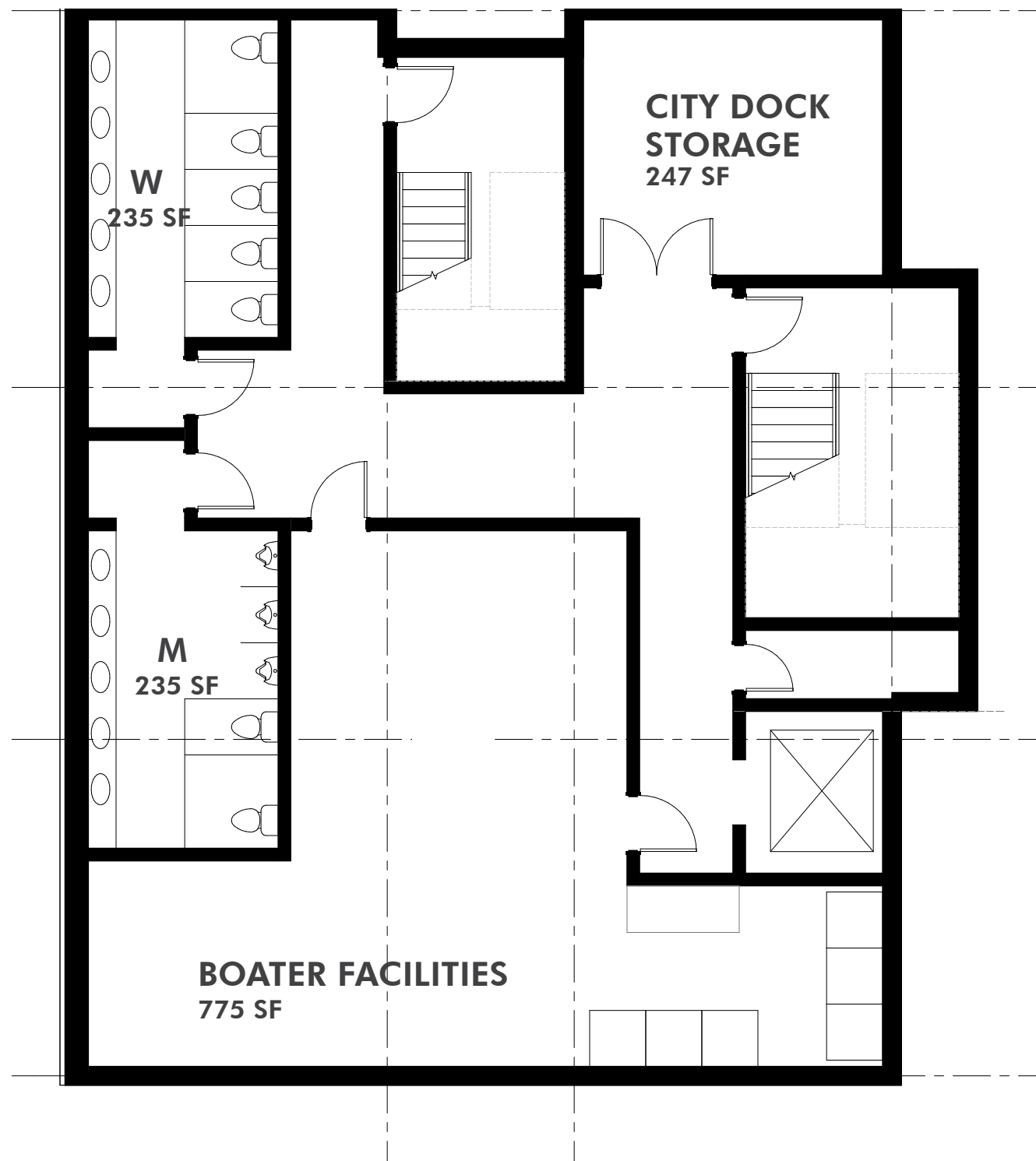
Maritime Welcome Center & City Dock Park
May 13, 2024





MWC Second Level Floor Plan

Maritime Welcome Center & City Dock Park
May 13, 2024



MWC Basement Floor Plan

Maritime Welcome Center & City Dock Park
May 13, 2024



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

Building Waterfront Elevation

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



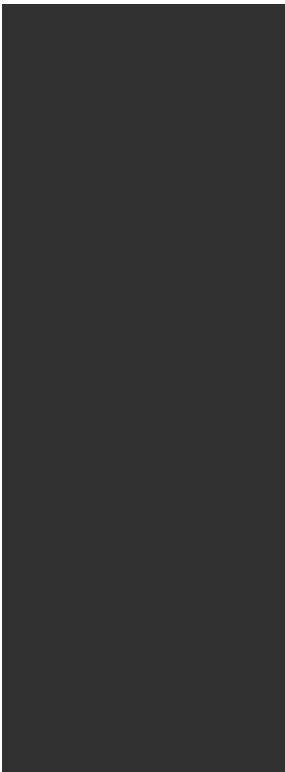
6" T&G Thermally Modified Wood



Oversized Eastern Red Cedar Shakes



Shou Sugi Ban Thermally Modified Wood
(Alternate - Thru-Colored Fiber Cement)



Weathering Steel



Susan Campbell Park Perspective

Maritime Welcome Center & City Dock Park
May 13, 2024





Dock Street Perspective

Maritime Welcome Center & City Dock Park
May 13, 2024



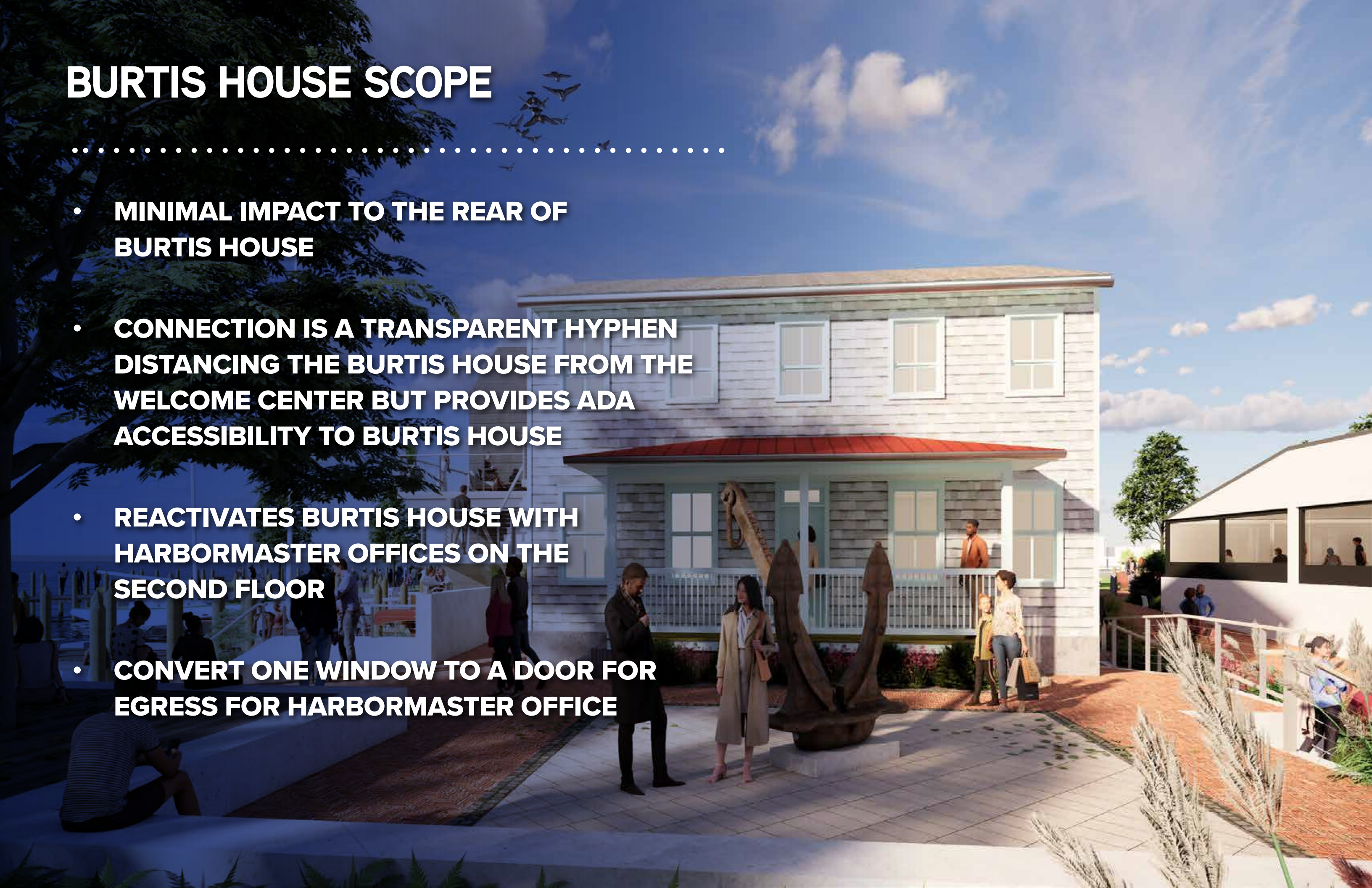
Prince George Park Perspective

Maritime Welcome Center & City Dock Park
May 13, 2024

BURTIS HOUSE SCOPE

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- **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

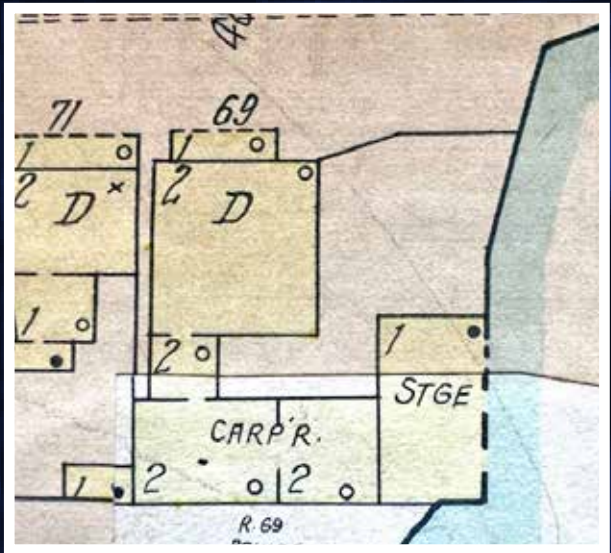
#9. NEW ADDITIONS....SHALL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL BE DIFFERENTIATEDSHALL BE COMPATIBLE WITH MASSING, SIZE, SCALE AND ARCHITECTURAL FEATURES...

- **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 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

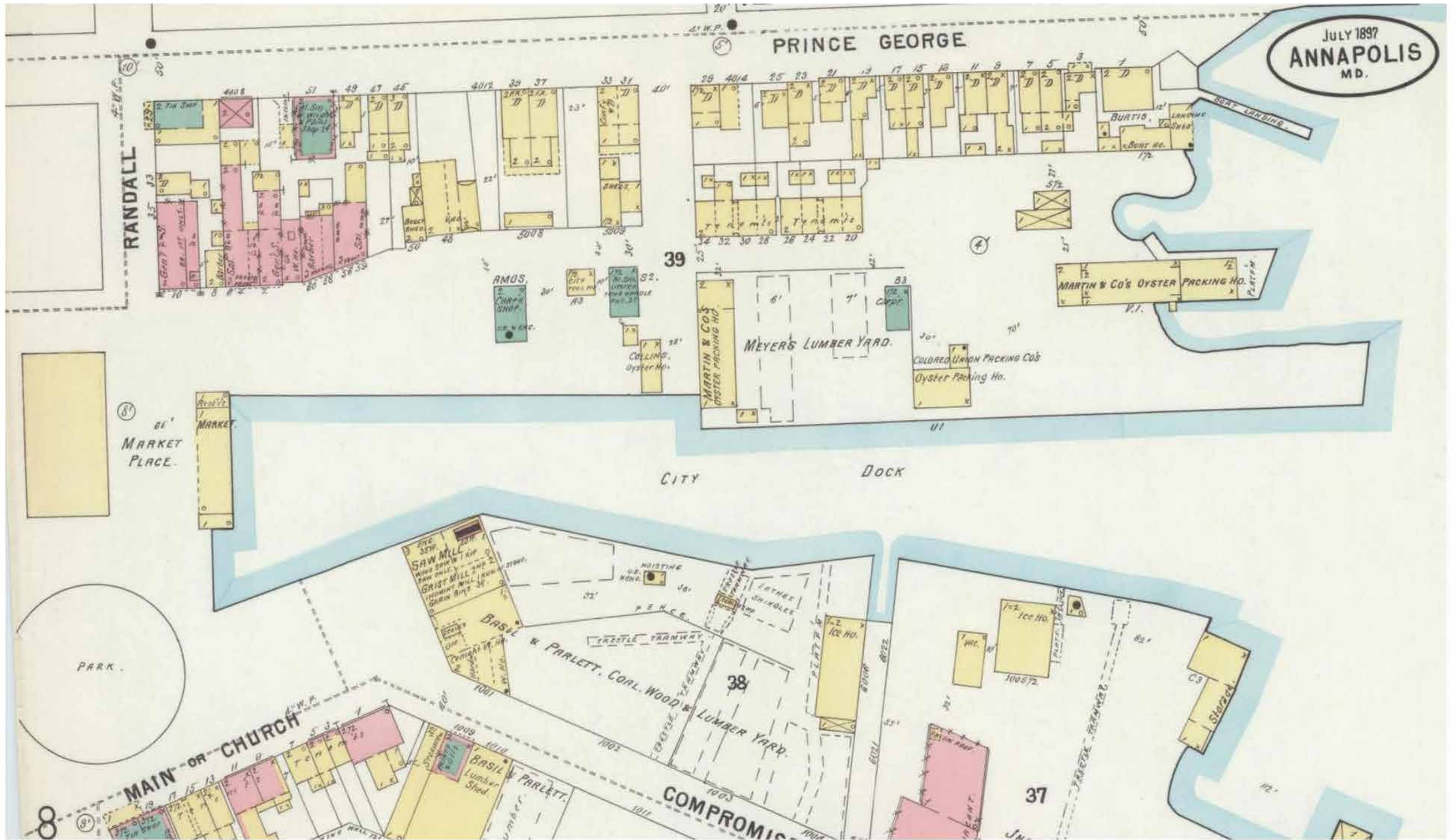


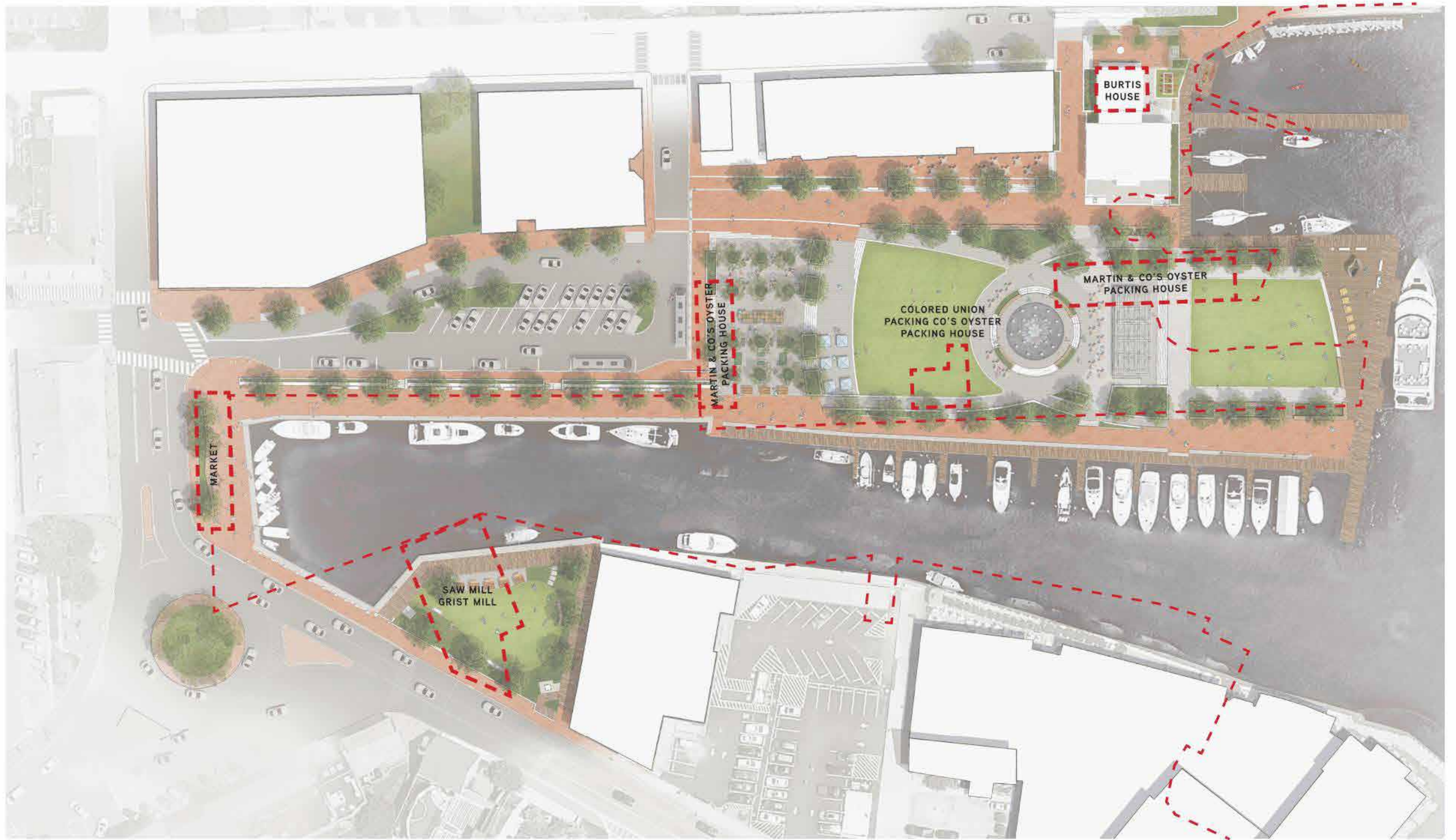
Prince George Street Park Concept

Maritime Welcome Center & City Dock Park
May 13, 2024

HONORING / CELEBRATING ANNAPOLIS' DIVERSE LEGACY







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





Active Park Structure

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





Stage Structure

Maritime Welcome Center & City Dock Park
May 13, 2024





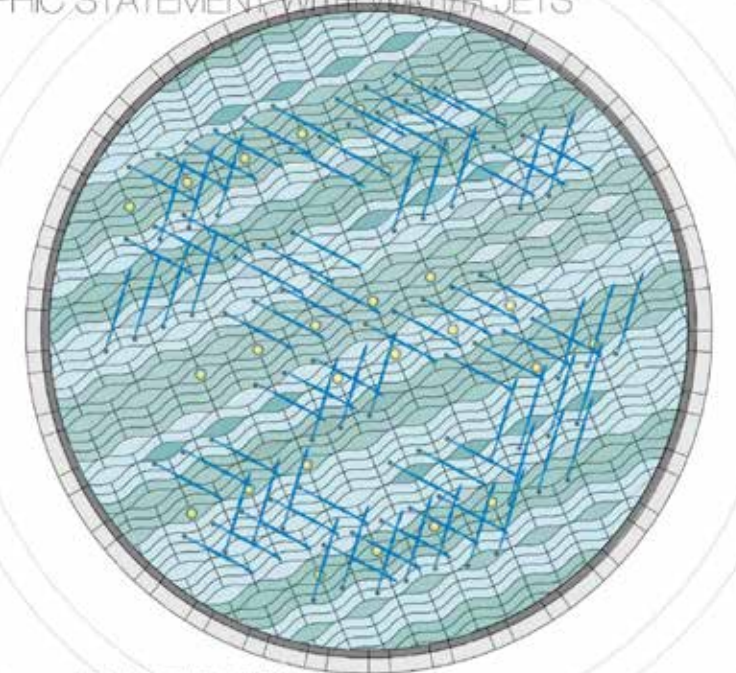
- AN **UNDERWATER** SCENE IS EMULATED, AND **ALIVE**
- **SEA BED PATTERNS** FORM THE FOUNDATION OF THE UNDERWATER SCENE
- WATER ARCH GROUPS **EXPAND, CONTRACT AND OVERLAP** IN PATTERNS
- RHYTHMIC JET UNDULATIONS CONVEY **UNDERWATER SCENIC CHARACTER**
- **LIGHTING LIKE FISH**, CHANGING COLORS, FLITTING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







GRAPHIC STATEMENT WITH WATER JETS













THANK YOU!