

An aerial architectural rendering of a waterfront development project. The scene shows a mix of urban and recreational spaces. In the foreground, a large green lawn with people is adjacent to a wooden boardwalk and a marina with several boats. Behind the lawn are modern, multi-story buildings with balconies. To the right, a large stadium with a curved, translucent roof is visible. The background features a dense urban area with various buildings and trees. The water is dark blue, and the sky is clear.

BRINGING OUR WATERFRONT BACK TO LIFE

OCTOBER 3, 2024

AGENDA

WHERE WE ARE TONIGHT

VISION: CITY DOCK ACTION PLAN

TRANSFORMING OUR WATERFRONT: MWC

MWC DESIGNS

- MHT CONCEPTUAL APPROVAL
- BURTIS: RESTORE, RENOVATE AND ACTIVATE

WATER ACCESS FOR EVERYONE

NEW SITE PLAN

NEXT STEPS



APPROVED CITY DOCK RESILIENCY SITE PLAN

PLANNING COMMISSION &
HISTORIC PRESERVATION
COMMISSION: APPROVED
SPRING 2024



APPROVED AMENDED CITY DOCK RESILIENCY SITE PLAN

.....

HISTORIC PRESERVATION
COMMISSION: APPROVED
SEPTEMBER 2024



PERGOLA /
STAGE

INTERACTIVE
FOUNTAIN

UTILITY
PERGOLA

CITY DOCK RESILIENCY PROJECT FUNDING

City Dock project construction costs: \$72.1M*
The City Dock Park Resiliency Project is currently 94.1% funded.

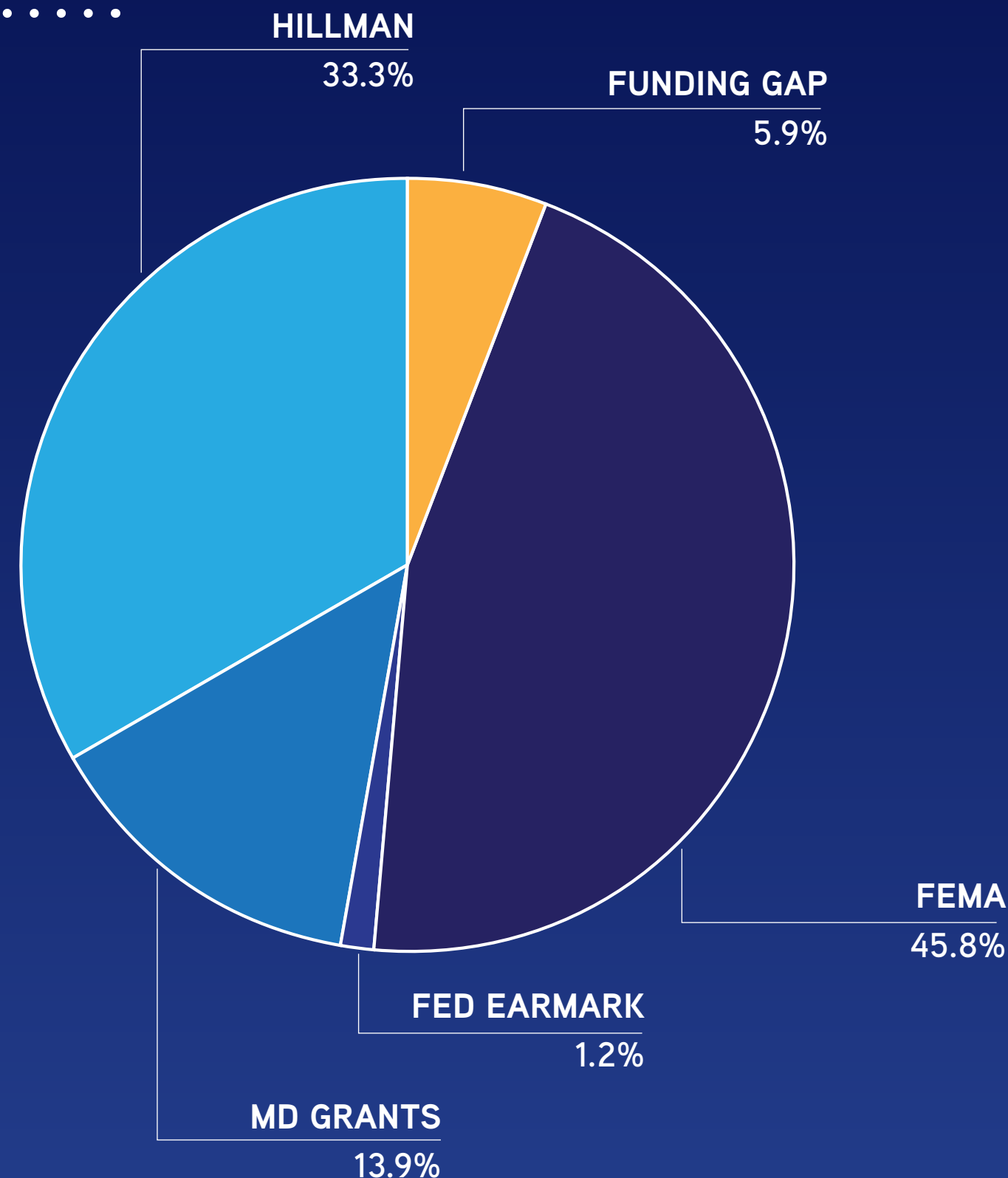
\$72,100,000 construction costs include:

- The costs of raising City Dock Park to elevation +8.00, installing flood barriers and gates, realigning storm drains on upper Dock Street and developing the Prince George St. Park; and,
- \$8.6M for the Maritime Welcome Center.

City Dock Project funding sources (\$68M):

- \$24M Concession Payment (Parking bonds generated from Hillman Garage reconstruction)
- \$33M FEMA Grant (MD Disaster Allocation 2020)
- \$850K + \$300K Congressional Earmarks (in addition to \$6.74M in Earmarks used for Compromise St.)
- \$10M Capital Grant from the State of Maryland

An additional \$3.46M in Congressional earmarked funding from DHS is pending review.



An aerial, artistic rendering of a city dock area, overlaid with a semi-transparent blue filter. The scene shows a waterfront with several boats docked along a pier. In the background, a large, domed building, likely a city hall or capitol, is visible amidst a dense urban landscape with various buildings and trees. The overall tone is professional and forward-looking.

VISION: CITY DOCK ACTION PLAN





CDAC EXPECTATIONS: REINVIGORATE HISTORIC WATERFRONT

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BURTIS BASIN NEW CENTER FOR WATER RELATED USES

**• COMMERCIAL, RECREATIONAL, EDUCATIONAL
PROVIDE DIRECT AND EASY ACCESS TO THE WATER**

- FISHING**
- WATERCRAFT/BOATING**
- CREEK CRAWLS**
- SWEEPING VIEWS OF THE CHESAPEAKE**
- INCREASE KAYAKING, PADDLE BOARDS**

CELEBRATE MARITIME HISTORY-PAST, PRESENT, FUTURE

- LIVING CLASSROOMS FOR MARITIME EDUCATION**
- EDUCATE ALL AGES THRU DIVERSE AND ACCESSIBLE PROGRAMS**

CURRENT HARBORMASTER LOCATION





Existing Electrical Service Equipment at Public House, Waterside

CURRENT HARBORMASTER INTERIOR



An aerial photograph of a harbor area. In the foreground, there's a large, mostly empty parking lot with some cars parked. To the left of the parking lot, there are several buildings, including a large white one and a smaller red one. A long, narrow pier or dock extends from the land into the water, with several boats moored along its side. The water is dark, and the sky is not visible. The overall scene suggests a waterfront area that might be undergoing development or renovation.

CHALLENGES: HARBORMASTER BUILDING

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- **INADEQUATE PUBLIC AMENITIES**
- **EXISTING LOCATION NOT ON WATER**
- **CURRENT SPACE CANNOT ACCOMMODATE PROGRAMS AND ACTIVITIES**
- **BLOCKS VIEWS**
- **UNINVITING OUTDOOR SPACE**

WORLD CLASS HARBORMASTER BLDGS ON WATER



Newport RI



Plymouth MA



Rock Hall MD

MULTI FLOOR HARBORMASTER INTERIORS



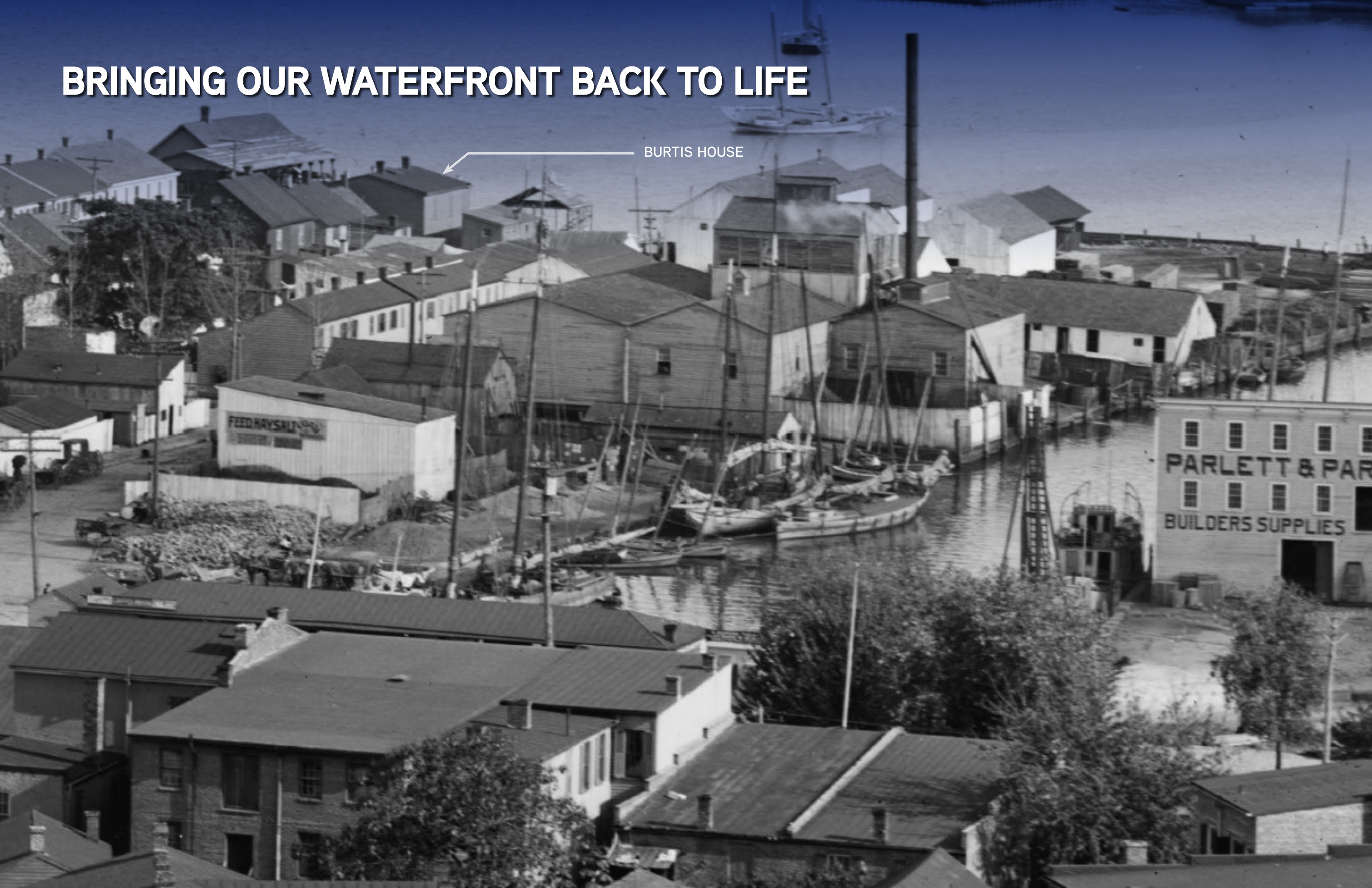
TRANSFORMING OUR WATERFRONT: MARITIME WELCOME CENTER

ESCAPE BAY

DRAWINGS OF A NEW MWC FROM ARCHITECTS, CDAC DESIGN TEAM



BRINGING OUR WATERFRONT BACK TO LIFE



BURTIS HOUSE

CLAIBORNE-ANNAPOLIS FERRY





MWC: FORM FOLLOWS FUNCTION

An aerial photograph of a coastal city, likely Baltimore, Maryland, showing a harbor with a bridge, a marina filled with sailboats, and a cityscape with various buildings and green spaces. The image is used as a background for the text overlay.

- HARBORMASTER REQUIREMENTS
- MARITIME FUNCTIONS
- PUBLIC RESTROOMS
- BOATER FACILITIES
- EDUCATIONAL SPACE



BRINGING OUR WATERFRONT BACK TO LIFE



- **PROXIMITY TO WATER**

- PUBLIC ACCESS

- **HARBORMASTER**

- MANAGING THE HARBOR

- BOATER SAFETY PROGRAMS

- EDUCATION

- ENVIRONMENTAL CLASSES

- **WATER DEPENDENT**

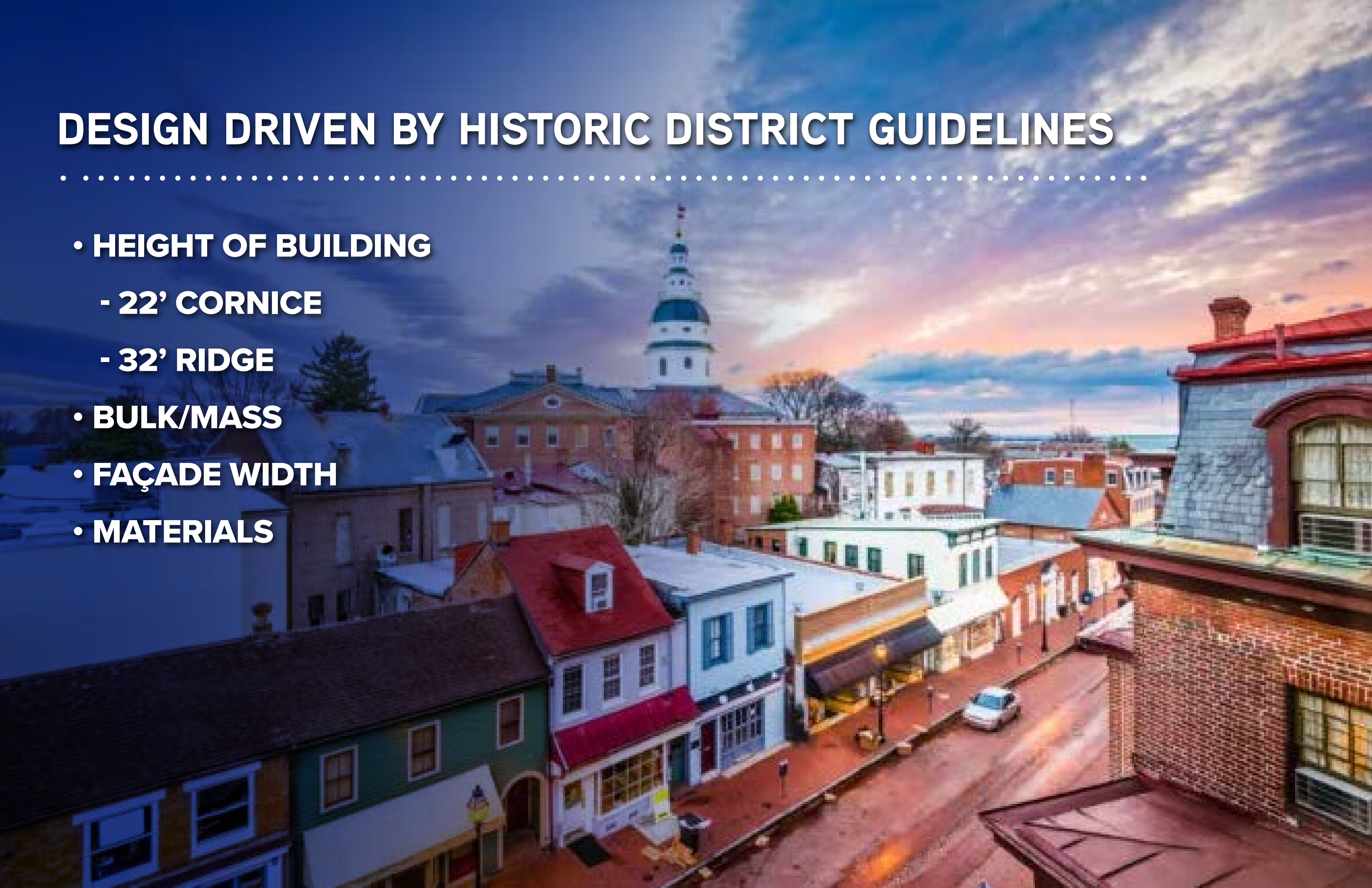
- FERRY

- BOATING ACTIVITIES

- **OPPORTUNITY TO ACTIVATE BURTIS HOUSE**

DESIGN DRIVEN BY HISTORIC DISTRICT GUIDELINES

- **HEIGHT OF BUILDING**
 - 22' CORNICE
 - 32' RIDGE
- **BULK/MASS**
- **FAÇADE WIDTH**
- **MATERIALS**



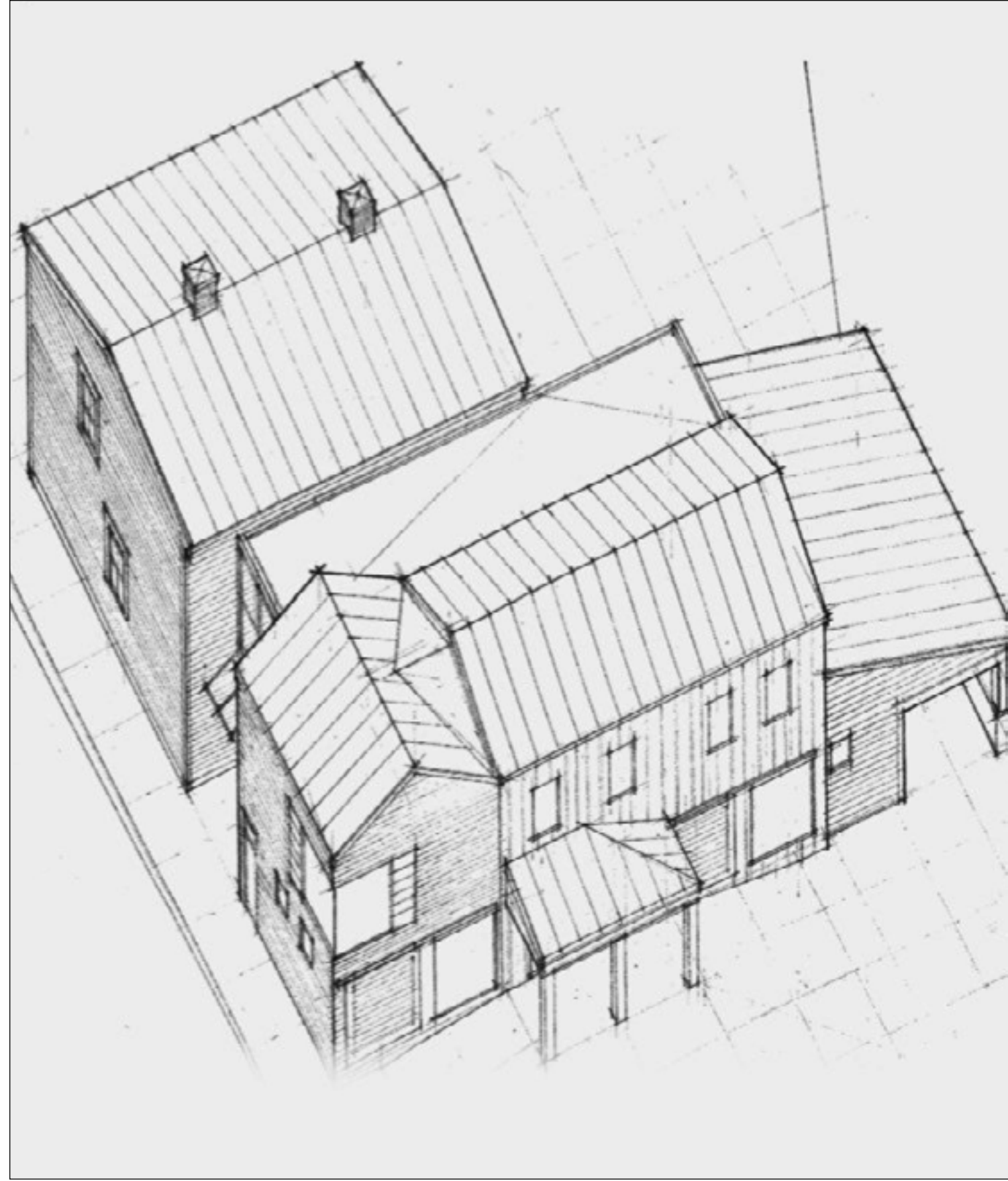
An aerial photograph of a modern architectural complex, featuring several interconnected buildings with flat roofs and large glass windows. The entire image is overlaid with a semi-transparent blue filter. The text "WE LISTENED: MWC DESIGNS" is centered in white, bold, sans-serif capital letters.

WE LISTENED: MWC DESIGNS

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

+ 100 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
ON-SITE COMMUNITY WIDE WORK SESSION	MAY 24
BUSINESSES/STAKEHOLDERS OUTREACH	JUNE - OCT 2024
COMMUNITY-WIDE 'BRIEFING UPDATE'	JULY 2024
P/C & HPC	OCT 2024





SITE PLAN: MARITIME WELCOME CENTER

- MWC
- BURTIS
- PRINCE GEORGE STREET PARK



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 580 SF ABOVE GROUND (1,100 SF ON ALL THREE LEVELS)
2. CONSTRUCT 4,523 SF BUILDING TO REPLACE 3,160 SF EXISTING HARBORMASTER BUILDING
3. THE BUILDING HAS BEEN ROTATED 90 DEGREES TO ADDRESS THE SPA CREEK
4. THE NEW ORIENTATION OF THE BUILDING AND THE NEW GLASS WINDOW WALL ALLOW TRANSPARENCY AND IMPROVE VIEWS
5. HARBORMASTER: ADDED 'CROWS NEST' AT OUTDOOR DECK



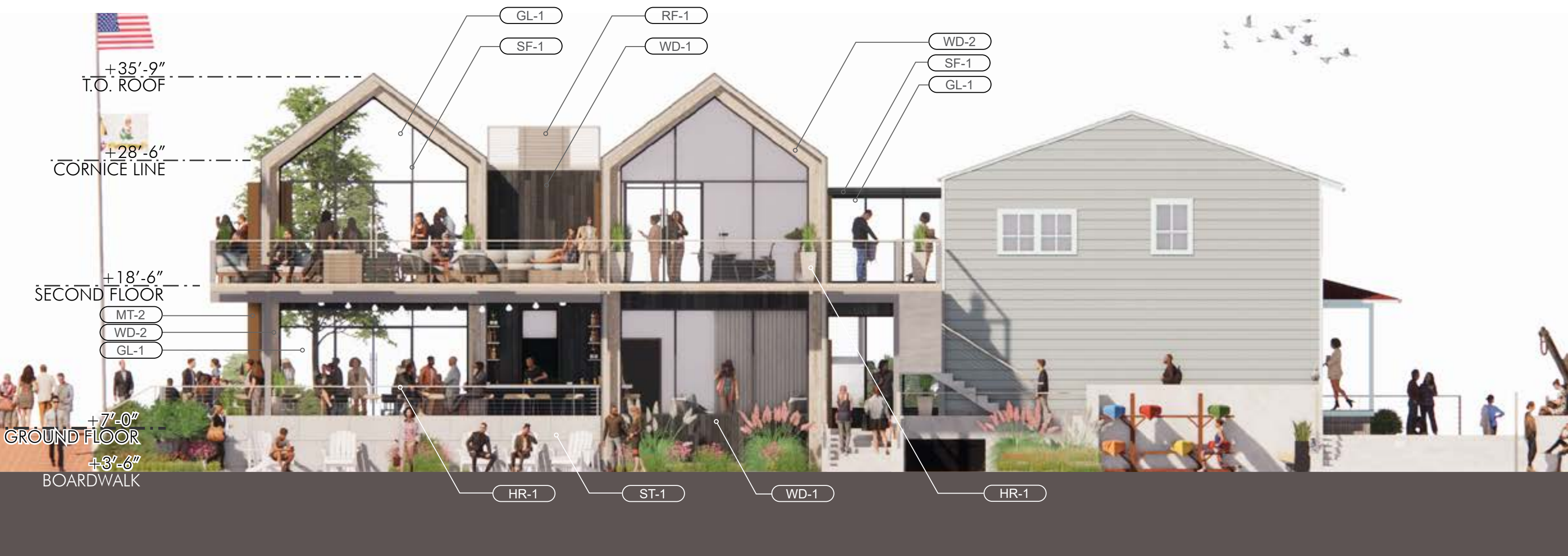
0 4' 8' 16'
SCALE: 1/8"=1'-0"



Building Waterfront Elevation

Maritime Welcome Center
October 3, 2024

MARYLAND HISTORIC TRUST CONCEPTUAL APPROVAL



Exterior Materials

- WD-1 6" Vertical T&G Shou Sugi Ban Thermally Modified Wood Plank
- WD-2 6" Vertical T&G Thermally Modified Wood Plank
- WD-3 24" R&R, Sanded, Double Course, Western Red Cedar Shingle
- SF-1 Thermally Broken Steel Storefront
- MT-1 1/2" Metal Plate

- ST-1 Large Format Granite Tile
- HR-1 Swageless Tension Cable Railing with Wood Handrail
- RF-1 Thermally Modified Wood Screen on Hot Dipped Galvanized & Powder-Coated Steel Frame
- GL-1 2" x 2" Pattern Acid Etched Bird Friendly Glass



Large Format Granite Tile



Swageless Tension Cable Railings with Wood Handrail



Thermally Broken Steel Windows & Doors



2" x 2" Pattern Acid Etched Bird Friendly Glass



6" Vertical T&G Thermally Modified Wood Plank



24" R&R, Sanded, Double Course, Western Red Cedar Shingle



6" Vertical Shou Sugi Ban Thermally Modified Wood Plank



Metal Window Surround



MARYLAND HISTORIC TRUST

- **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**

MARYLAND HISTORIC TRUST RECOMMENDATIONS

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- 1. PULL DECK AND STAIRS AWAY FROM SE ELEVATION OF BURTIS**
- 2. MAKE STAIRS LESS VISIBLE FROM BURTIS FAÇADE VIEW**
- 3. MOVE SECONDARY EGRESS TO REAR ELEVATION**
- 4. LIMIT IMPACT OF HYPHEN CONNECTION**

MHT CONCEPTUAL APPROVAL

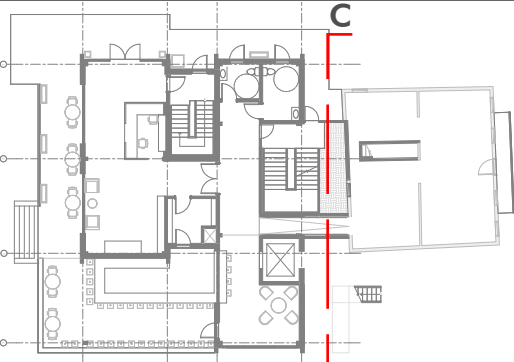


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MARYLAND HISTORIC TRUST CONCEPTUAL APPROVAL





Hyphen Interior Perspective

Maritime Welcome Center
October 3, 2024



MARITIME WELCOME CENTER: SUSTAINABLE, GREEN AND HEALTHY

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GEO-THERMAL HEATING AND COOLING

LOTS OF NATURAL LIGHT

EASY ACCESS STAIRS FOR VERTICAL ACCESS



Harbormaster Building Comparison

Maritime Welcome Center
October 3, 2024



EXISTING HARBORMASTER BUILDING
SOUTHWEST ELEVATION



PROPOSED MARITIME WELCOME CENTER
SOUTHWEST ELEVATION



EXISTING BURTIS HOUSE
NORTHWEST ELEVATION

PROPOSED MARITIME WELCOME CENTER
NORTHWEST ELEVATION



EXISTING HARBORMASTER BUILDING
NORTHWEST ELEVATION



BURTIS HOUSE CONNECTION & PRINCE GEORGE STREET PARK





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.



Building Waterfront Elevation

Maritime Welcome Center
October 3, 2024



Prince George Street Park Concept

Maritime Welcome Center
October 3, 2024



Prince George Park Perspective

Maritime Welcome Center
October 3, 2024

WATER ACCESS FOR EVERYONE



WATER ACCESS FOR ALL



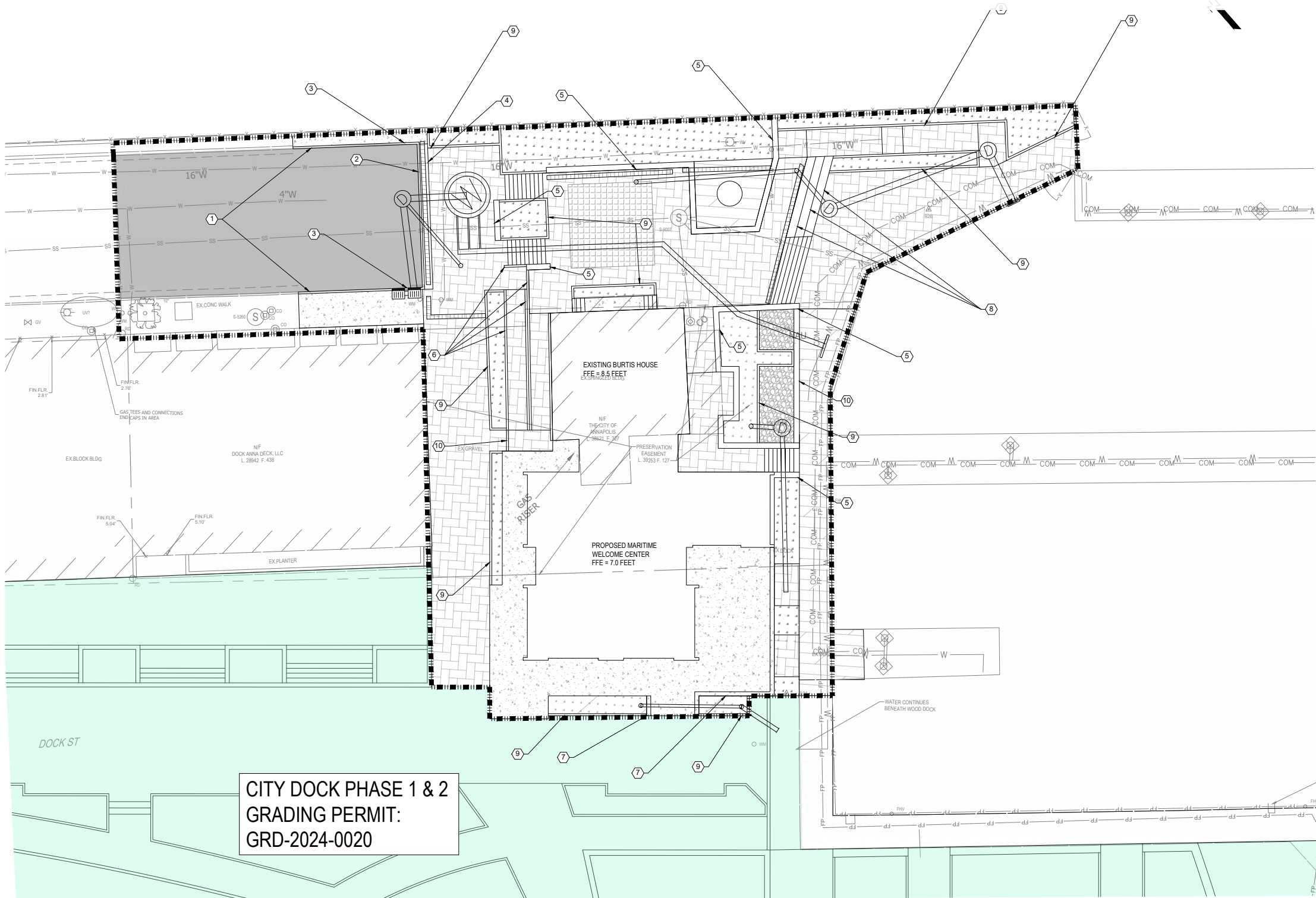
WATER ACCESS FOR ALL



An aerial architectural rendering of a site plan, overlaid with a semi-transparent blue filter. The plan shows a central circular plaza with a sunburst-like pattern in the center, surrounded by a ring of trees. To the left of the plaza is a large, rectangular building with a flat roof. To the right is a long, narrow building with a series of small, square windows. Further right is a large, rectangular building with a flat roof. The entire site is surrounded by a green landscape with trees and a road. The text "SITE PLAN" is centered in the middle of the image in a large, white, sans-serif font.

SITE PLAN

CITY DOCK SITE PLAN PHASE TWO



CITY DOCK PHASE 1 & 2
GRADING PERMIT:
GRD-2024-0020

0 10' 20'

SCALE: 1"=10'

GENERAL NOTE:

1. PROVIDE 10 ATTIC STOCK OF PROPOSED REMOVABLE BOLLARDS.
2. CONTRACTOR TO COORDINATE SITE WORK ADJACENT TO THE BURTIS HOUSE PROJECT (BURTIS HOUSE PHASE 1 - STABILIZATION).

LEGEND

- | | |
|--|------------------------|
| | TIMBER DECKING |
| | COMPACTED STONE |
| | CONCRETE PAVEMENT |
| | PERVIOUS AREA |
| | PAVEMENT PAVERS |
| | PAVEMENT PAVERS |
| | CONSTRUCTION LIMITS |
| | ASPHALT PAVEMENT |
| | EXISTING PROPERTY LINE |
| | STORM DRAIN MANHOLE |
| | STORM DRAIN INLET |
| | STORM DRAIN PIPE |
| | PUMP STATION WET WELL |

SHEET NOTE

1. 6" GRANITE CURB. SEE SHEET CS501.
2. MOUNTABLE GRANITE CURB. SEE SHEET CS501.
3. TRANSITION FROM 6" CURB TO MOUNTABLE CURB.
4. FLUSH GRANITE CURB WITH BOLLARDS & TACTILE PAVERS. SEE LANDSCAPE SHEETS.
5. 1' 4" CAST IN PLACE WALL.
6. 6" CAST IN PLACE WALL.
7. 1' CAST IN PLACE WALL.
8. 2' CAST IN PLACE SEAT WALL.
9. PLANTER CURB. SEE LANDSCAPE SHEETS.
10. FLUSH CURB. SEE LANDSCAPE SHEETS.

REVISIONS

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION



PRINCE GEORGE PARK - SITE PLAN

DATE: JULY 2004

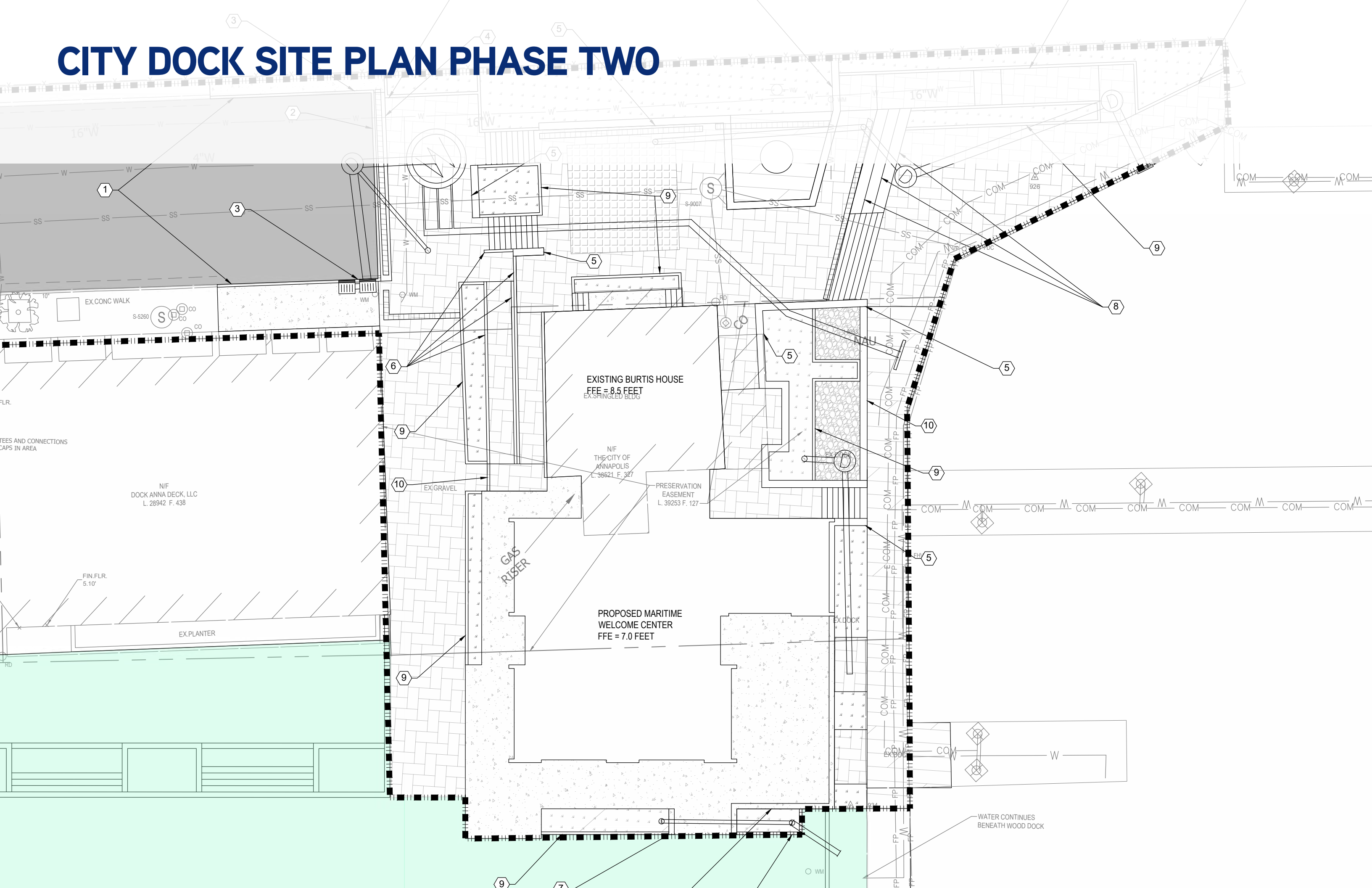
SHEET TITLE

SITE PLAN

SHEET NUMBER

CS101

CITY DOCK SITE PLAN PHASE TWO



NEXT STEPS

An aerial architectural rendering of a waterfront development project. The scene shows a canal or harbor area with several boats docked at a long wooden pier. To the left of the pier is a parking lot filled with cars. To the right of the pier is a large green lawn area with a small building and a playground. In the background, there are residential buildings and a large stadium with a curved roof. The sky is blue with a few birds flying.

PHASE TWO SITE PLAN
P/C PUBLIC HEARING

NOV/DEC 2024

PHASE TWO SITE PLAN
HPC PUBLIC HEARING

DEC/JAN 2025



THANK YOU!