

Urban Land Institute Technical Assistance Panel  
Annapolis City Dock

**Sponsor Information**

City of Annapolis  
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Contact: Department of Planning & Zoning  
Jon Arason, AICP, Director

**Management Plan**

Dates: November 9 - 10, 2010

Planning Department contacts:

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The Planning Department will:

- Prepare the Panel's Briefing Book (distribute ~Oct. 25, 2010 target date)
- Arrange the Tour (via bus and on foot) (day 1)
- Arrange the Stakeholder Briefing (day 1)
- Provide on-site support to the Panel during the 2-day Event (day 2)

Other City Department Resource Staff:

Mayor's Office – Doug Smith, Special Advisor to the Mayor for Development  
Neighborhood & Environmental Programs – Frank Biba, Chief of Environmental Programs  
Harbor Master – Flip Walters, Acting Harbor Master  
Department of Public Works – Lily Openshaw, Civil Engineer & Lisa Grieco, Civil Engineer  
Department of Transportation – Iain Banks, Transportation & Parking Specialist  
Historic Preservation - TBD

## **Statement of the Problem**

### Nature of the assignment

The City of Annapolis draws thousands of visitors every year to explore its rich and vibrant history and architecture, and to its preeminent events such as the in-water boat shows held annually in October. The downtown, and especially the City Dock area, is a very popular place for residents and tourists alike. However, there remains untapped potential in this capital city—and the City of Annapolis government has embarked on a renewed effort to look at City Dock and make improvements to the way this vital space functions. As part of this effort, the City is requesting that the Urban Land Institute assemble a Technical Assistance Panel to examine the ways the City Dock area could be more successful. Please refer to the attached map to see the delineated study area

### Key issues and problems

The key issues in this area are conglomerations of economic, political, visual, and functional concerns. The City has struggled to identify the best ways to showcase this area and with how to make it a more diverse and exciting destination. The City is beginning a year-long process to generate a consensus plan regarding the use and look of this space. It is important that City Dock be a place that local Annapolitans can be proud of. It is also important that the City Dock be a place that is economically viable and a continuous source of interest and activity for tourists and residents alike. The City Dock is currently the site of a weekend farmers' market, as well as the location of performances by musicians, jugglers, and other buskers. Ideally, these on-going efforts can be nurtured and encouraged.

### Brief history

Annapolis is located on the banks of the Severn River, where it flows into the Chesapeake Bay. For over 300 years, the City has been a waterfront destination and its downtown district was named a National Historic Landmark in 1965. Up until the 1950s, the City Dock area was known as a working port that was integral to the economic well-being of the City. Oyster season was a busy time of year, and City Dock was known for its crowd of skipjacks, tonging, and other working boats. After the 1950s, Annapolis' reputation as a luxury boating center began to grow. Soon, the watermen of the City Dock were no longer the dominant users of this space.

In the last few years, there have been major public works efforts to improve this area, including burying utilities and bricking Main Street. After severe flooding caused by Hurricane Isabel in 2003, there were several building upgrades made to such facilities as the Market House in order to limit flood damage in the future. The City Dock bulkhead replacement was a major capital improvement project that was finished in 2008. The City additionally received the Main Street Designation in 2009 from the National Trust for Historic Preservation.

### Current Planning Process

In the past twenty years, there have been various efforts to plan and design the City Dock area. In 1993, the *Ward One Sector Study* broadly analyzed existing conditions in this area, including land use, transportation and parking, zoning, as well as the existing retail

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market. The Study made many recommendations regarding streetscape and design improvements. Some of these recommendations were implemented; others were not although many are still referenced as potential ways to enhance City Dock. The *Ward One Sector Study* essentially represents the last time there was a consensus plan for this area. While there have been other ad hoc efforts, the 2009 *Comprehensive Plan* affirmed the need for an updated inclusive plan. A citizens' action committee is currently being formed and will be in place to work with the ULI TAP during their site visit to Annapolis.

The Department of Planning and Zoning has also begun a study of existing traffic conditions and an evaluation of bicycle, automotive, and pedestrian conflicts. A survey of residents regarding their use and opinions on the City Dock area will also be underway in the next six months. A Study of Flooding Scenarios (to 2100) and possible mitigation measures is nearing completion. These efforts will inform a larger design study that is planned to last over the course of the upcoming year.

The ULI TAP is an early event in this process that will help direct the City's path of inquiry and refine the elements that should be addressed in the design study. It will also advise the City on market indicators that affect the financial viability of this area. Within one year, the City hopes to have a design plan and economic blueprint for this area that can then begin to be implemented.

## Assignment Questions for the ULI TAP

### The Visions

1. While there is not a solidified or sole vision for the City Dock area, over the years there have emerged plans for the area that share many elements such as: a destination that is pedestrian-friendly, locally cherished and a source of local pride, with meaningful connections to the water and colonial American history. What investments should the City pursue given the common aspects of these plans?
2. What is the best way to foster a place where there is a large mixture of commercial uses and other attractions that draw economically and culturally diverse groups of people? What is the best way to create a place that is a festive, dynamic, and exciting destination?
3. What are some temporary ways that parts of the City Dock can be transformed for specific events? What kind of festivals and other events would be the most successful here? How can the design needs of these kinds of events be balanced with the needs of the annual boat shows?

### Finance/Economics/Development Potential

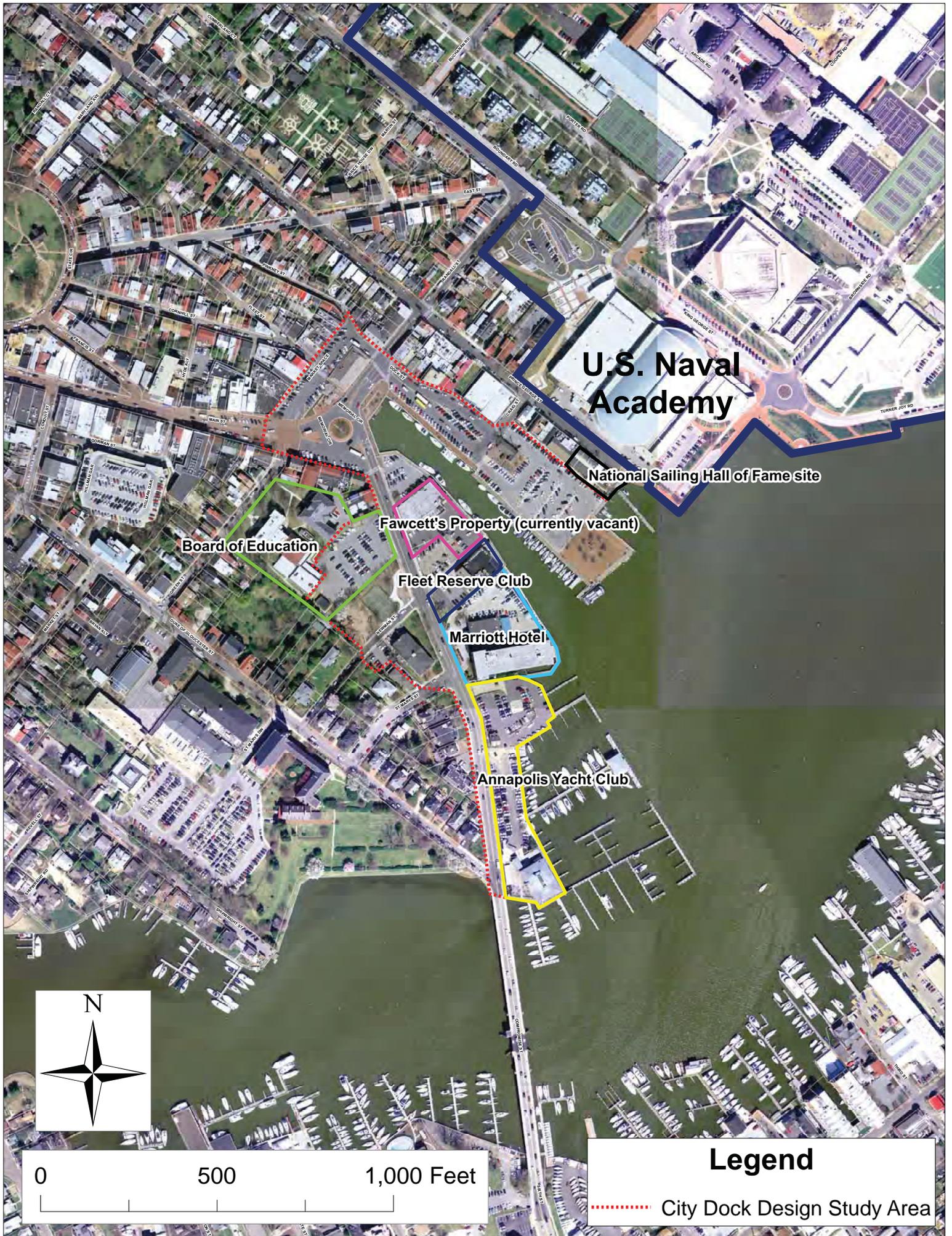
4. What is the market potential for the commercial spaces around City Dock?
5. How can these establishments attract both tourists and residents?
6. What is the best way the City can adaptively re-use the building that housed the former Recreation Center, located at 9 St. Mary's Street? (See binder for a history of this building.) Should the City be considering development potential for any other city-owned assets in this area, including the Harbor Master Building, Susan B. Campbell Park, Hillman Garage, or the surface parking lots?
7. What is the role of private businesses like the eCruisers (see binder) that help move people around Annapolis?

### The Role of City Government

8. One often-heard criticism of the City is that there are too many regulations that govern (and potentially stifle) development in the City Dock/Main Street area. These important overlapping regulations include zoning and building codes, the guidelines of the Historic Preservation Commission, and state laws such as the Chesapeake Bay Critical Area. How can the City balance economic development and regulatory goals? What are the ways that the City could alter its regulations to be more flexible considering the ever-changing political / environmental / economic / cultural climates?
9. What division of City resources (such as staff time) should be allocated to forming a comprehensive vision? Toward fostering smaller community-driven efforts?
10. How beneficial in terms of development potential would it be for the City to adopt the *International Existing Building Code*? Would this Code make it easier to use second and third-story spaces in existing buildings?

### Access to Public Space

11. What are the best ways to make this area more pedestrian-friendly?
12. How can we balance demand for parking with other potential uses of public space?
13. What use of public land and facilities most effectively supports the goals of the City for this area?



**U.S. Naval Academy**

**National Sailing Hall of Fame site**

**Board of Education**

**Fawcett's Property (currently vacant)**

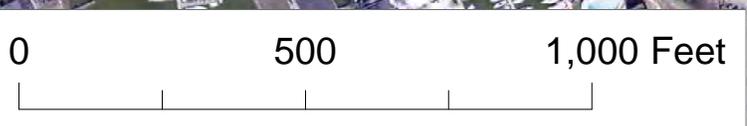
**Fleet Reserve Club**

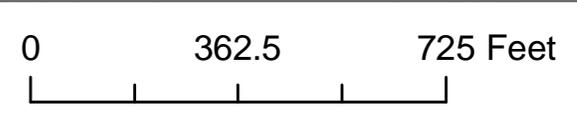
**Marriott Hotel**

**Annapolis Yacht Club**

**Legend**

..... City Dock Design Study Area



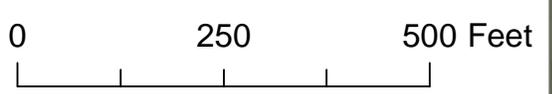


**Legend**

 City of Annapolis Properties

## Key to City-Owned Properties Map:

- 1-Harbor Master Building
- 2-Market House
- 3-Shiplap House
- 4-Fleet St Park
- 5-Hillman Garage and City Hall
- 6-Maynard-Burgess House and renovated Fire Station with City Offices
- 7-Downtown Park
- 8-Downtown Recreation Center
- 9-Public Works Pumping Plant



**Legend**

- City Managed Parking Lots (# of spaces)
- Building Footprints