



PLANNING COMMISSION

(410)263-7961

145 GORMAN STREET, 3RD FLOOR
ANNAPOLIS, MARYLAND 21401

January 5, 2012

MEMORANDUM

To: Annapolis City Council

From: Planning Commission

Re: Hopkins Plaza Concept Plan

At a public hearing on December 15, 2011, the Planning Commission received a presentation by the Department of Public Works and architect Gary Schwerzler of Fourth Street Design Studio on the status of proposed changes to Hopkins Plaza. The proposed changes are slated to coincide with renovations to the Market House.

The Planning Commission by a unanimous vote resolved to approve the proposed changes. The Commission also resolved to state its reasons for the approval and to note some additional observations and one specific disapproval.

First, the proposed changes add to the Commission's goals to evolve the entire City Dock area into a more walkable, pedestrian-friendly, and family-oriented destination, a destination which will be economically more successful than the current situation. The proposed Hopkins Plaza positively moves in that direction by removing barriers to pedestrian movement in and around the Plaza. It also changes several parking places into flexible spaces useful for purposes other than and in addition to automobile parking. Furthermore, several additional modes of transportation are included and accounted for: e.g. horse carriages, small tour buses, scooters. The corner of Main, Conduit and Dock Streets is a busy intersection; the proposed changes are a conscious step toward making that intersection more pedestrian-friendly and more useful for the diverse modes of transportation which make use of it.

The Commission noted that the Dock Street side of Hopkins Plaza was not included in the proposed changes. The shape of that side of the Plaza will be determined by the shape of the Main-Conduit-Dock Streets intersection, a determination which will be influenced by the City Dock Advisory Committee.

Finally, the Commission made only one note of disapproval to the proposal, and that was to the location of a bus stop along the west end of the Plaza in a busy lane of traffic. The Commission strongly suggests that the bus stop be located slightly further up Main Street in the first block in what is now a small strip of parking spaces. That location will be safer, will not impede traffic in the intersection, and will add to the width of the sidewalk which is now crowded with tables, trees, parking meters, and pedestrians.

The Planning Commission strongly encourages the approval of construction according to the proposed plan with the exception of the change in location of the bus stop.

A handwritten signature in black ink, appearing to read "David M. DiQuinzio", written over a horizontal line.

David DiQuinzio, Chairman