

ANNAPOLIS CITY DOCK
**MASTERPLAN &
REDEVELOPMENT**



WHAT DO WE WANT TO CREATE TOGETHER?

Introduction

CDAC Creation, Six Principles

Our Assignment - to Produce a Master Plan

CDAC wants your input

Consulting Team

Purpose - Process - Possibilities - Product

FOUR QUESTIONS:

ANSWER ON A SCALE FROM 1 TO 5

- 1. How valuable an experience do you plan for this event to be?**
- 2. How much Risk do you plan to take?**
- 3. How participative do you plan to be?**
- 4. To what extent are you invested in the well being of the whole community?**

THE POSSIBILITY FOR CITY DOCK...

Family friendly.

A place for all residents to be together.

An authentic welcoming to Annapolis.

A place for our local businesses to excel.

A place for youth.

The start of a transformed transportation system.

What Possibility do you see?

What are you willing to do to help bring it about?

THE POSSIBILITY FOR CITY DOCK WILL BE CREATED BY THE WAY WE USE IT:

Will you shop downtown?

Will you have dinner or drinks on city dock?

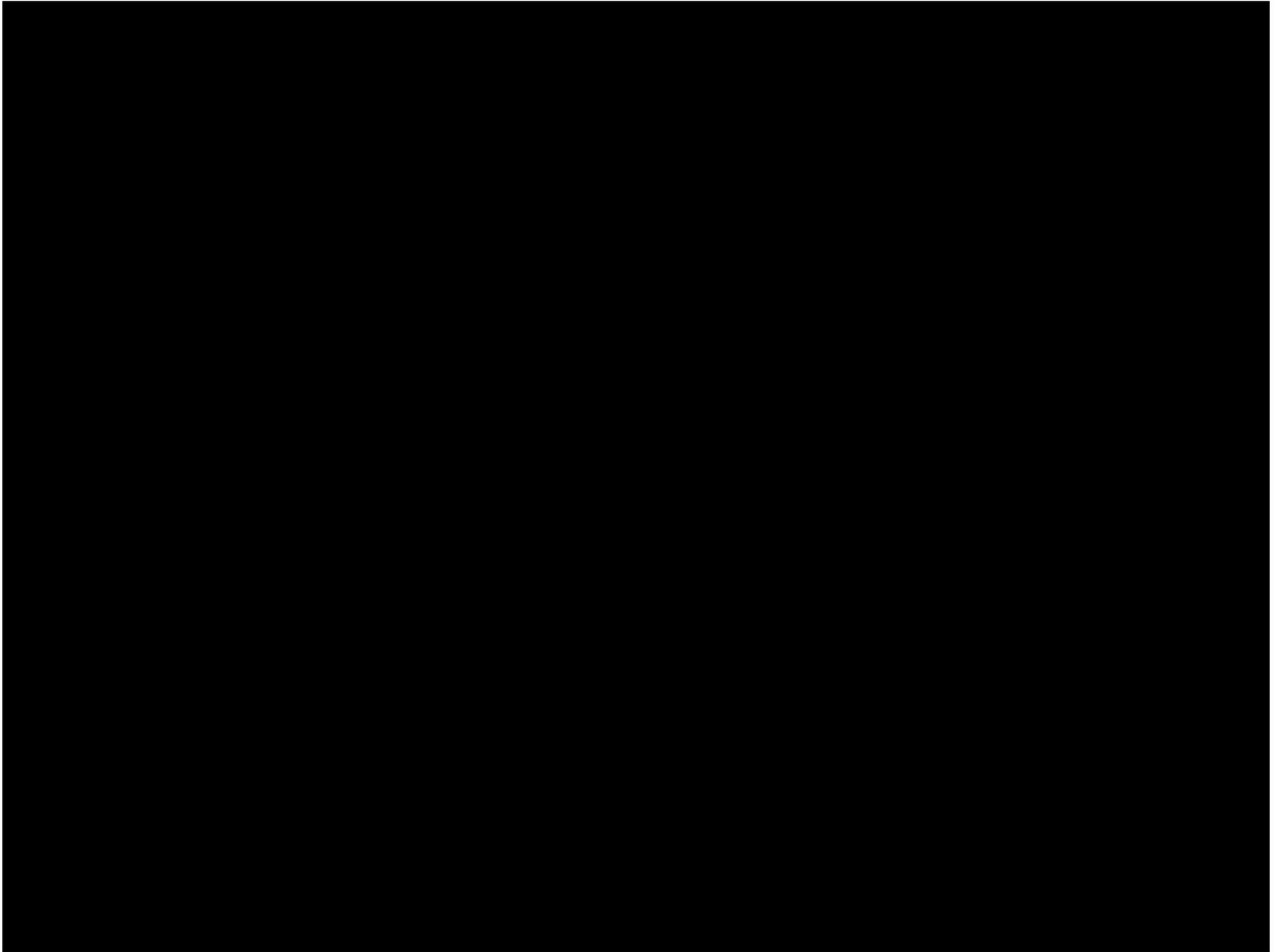
Or will you visit City Dock only when you have out of town visitors?

Will you ride your bike to City Dock?

Will you take the Circulator next time?

Will you work to help make these things more enjoyable, safer, more natural?

POSSIBILITY:



PRODUCTS:

The Master Plan – A guide to public and private investment

New Zoning Standards

Redevelopment Strategy

THE SCHEDULE:

- **July 26 – CDAC Meeting – Discuss a Preliminary Plan**
- **August – Refine the Preliminary Plan.**
- **September 13 – Public Meeting – Present a Preliminary Plan. Get input and make refinements.**
- **September 27 – CDAC Meeting. Report Public Comments to CDAC and Refine the Preliminary Plan.**
- **October 25 -- CDAC Meeting. Review the Draft Plan.**
- **November– Present the Plan to the City.**

GETTING THE WORD OUT AND THE INPUT IN:

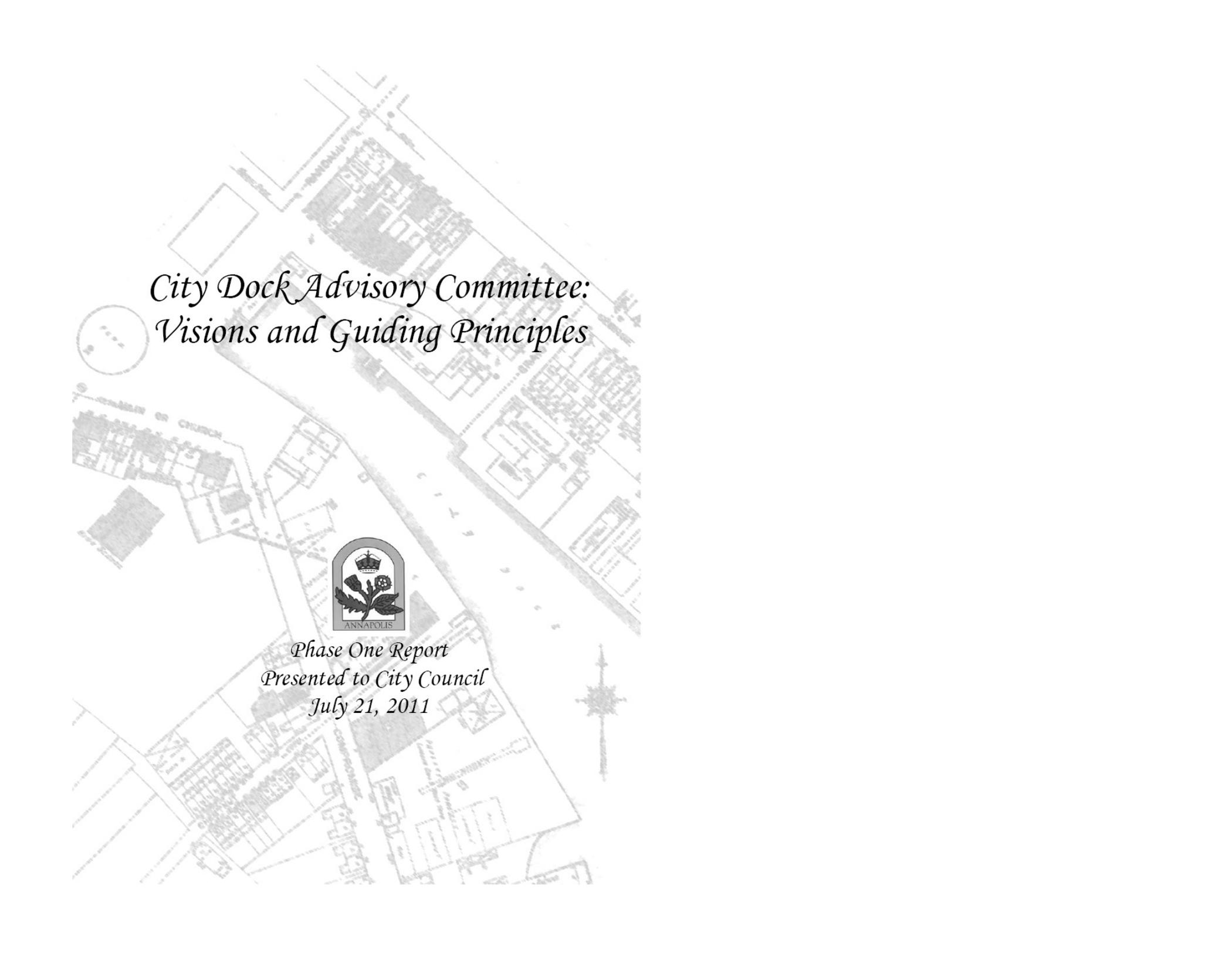
- **Facebook –City Dock Master Plan**
- **WWW.CITYDOCK.ORG**
- **Newspaper and Media**
- **Invitations to associations and groups**
- **CDAC Meetings and Public Workshops**

TONIGHT:

Part 1 - Our Observations and Initial Steps at Master Planning

***** 5 minute break *****

Part 2 - Your Turn. Evaluating Ideas - What do You Think? What possibility to you see for City Dock?



*City Dock Advisory Committee:
Visions and Guiding Principles*



*Phase One Report
Presented to City Council
July 21, 2011*

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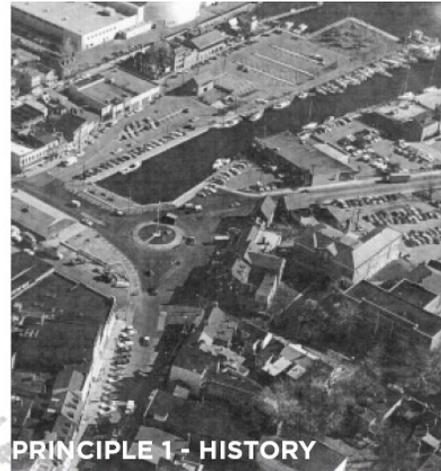


PRINCIPLE 1 - HISTORY

*City Dock Advisory Committee:
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PRINCIPLE 1 - HISTORY



PRINCIPLE 2 - PROGRAM

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PRINCIPLE 1 - HISTORY



PRINCIPLE 2 - PROGRAM



PRINCIPLE 3 - PEDESTRIANS

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PRINCIPLE 1 - HISTORY



PRINCIPLE 4 - TRANSPORTATION



PRINCIPLE 2 - PROGRAM



PRINCIPLE 3 - PEDESTRIANS

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PRINCIPLE 1 - HISTORY



PRINCIPLE 4 - TRANSPORTATION



PRINCIPLE 2 - PROGRAM



PRINCIPLE 5 - SUSTAINABILITY



PRINCIPLE 3 - PEDESTRIANS

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PRINCIPLE 1 - HISTORY



PRINCIPLE 4 - TRANSPORTATION



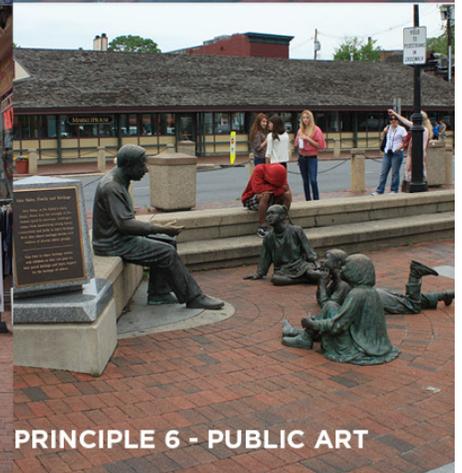
PRINCIPLE 2 - PROGRAM



PRINCIPLE 5 - SUSTAINABILITY



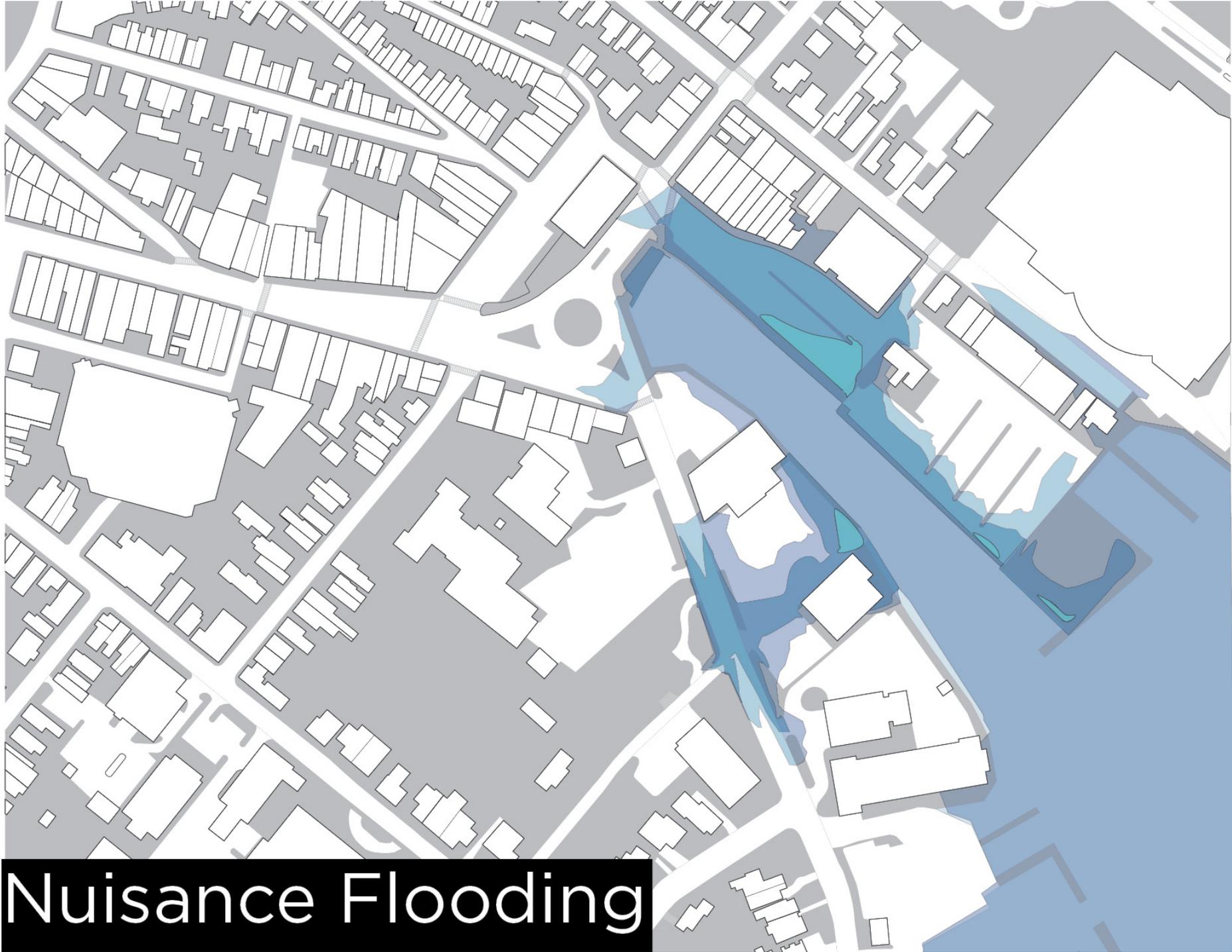
PRINCIPLE 3 - PEDESTRIANS



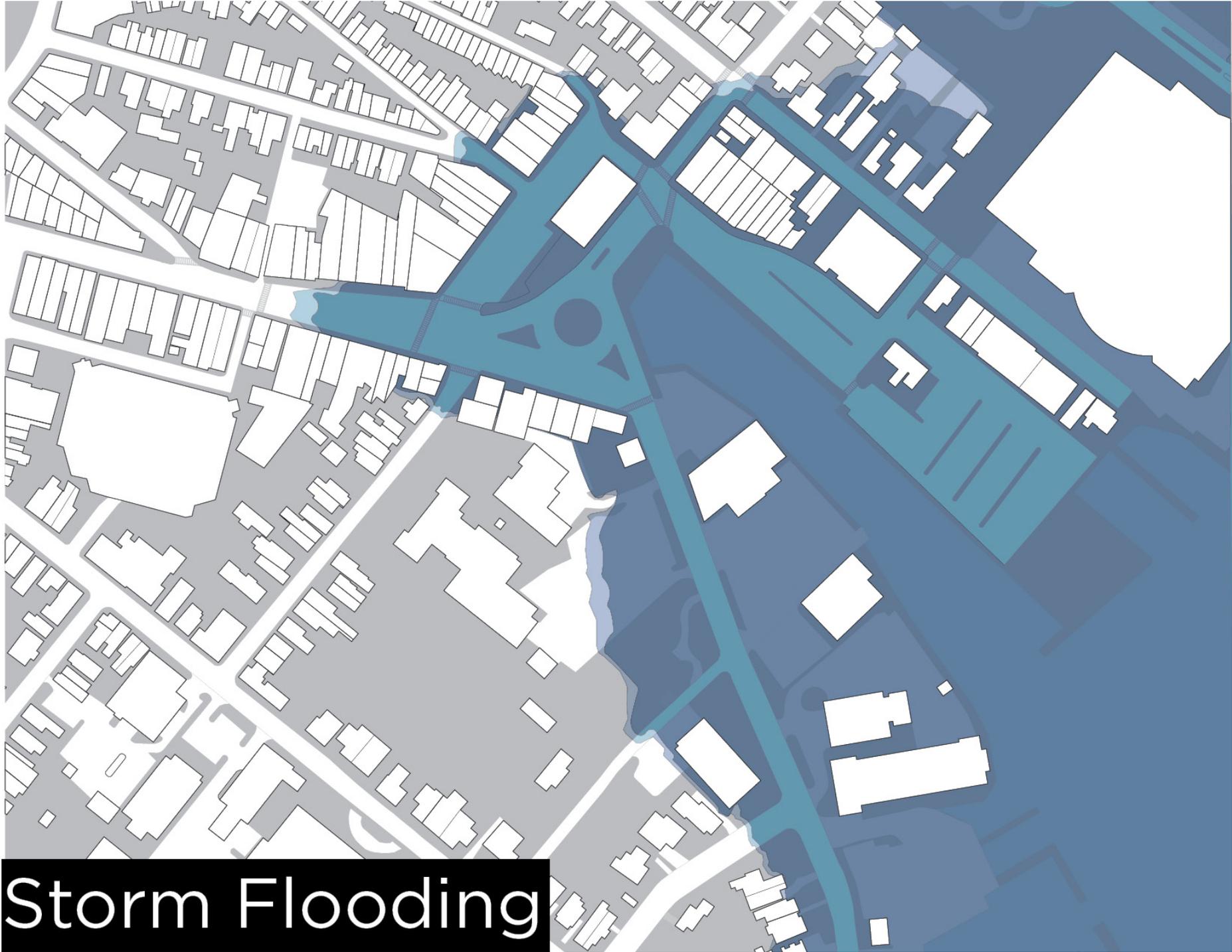
PRINCIPLE 6 - PUBLIC ART

ANNAPOLIS CITY DOCK

SITE RESTRAINTS



Nuisance Flooding



Storm Flooding



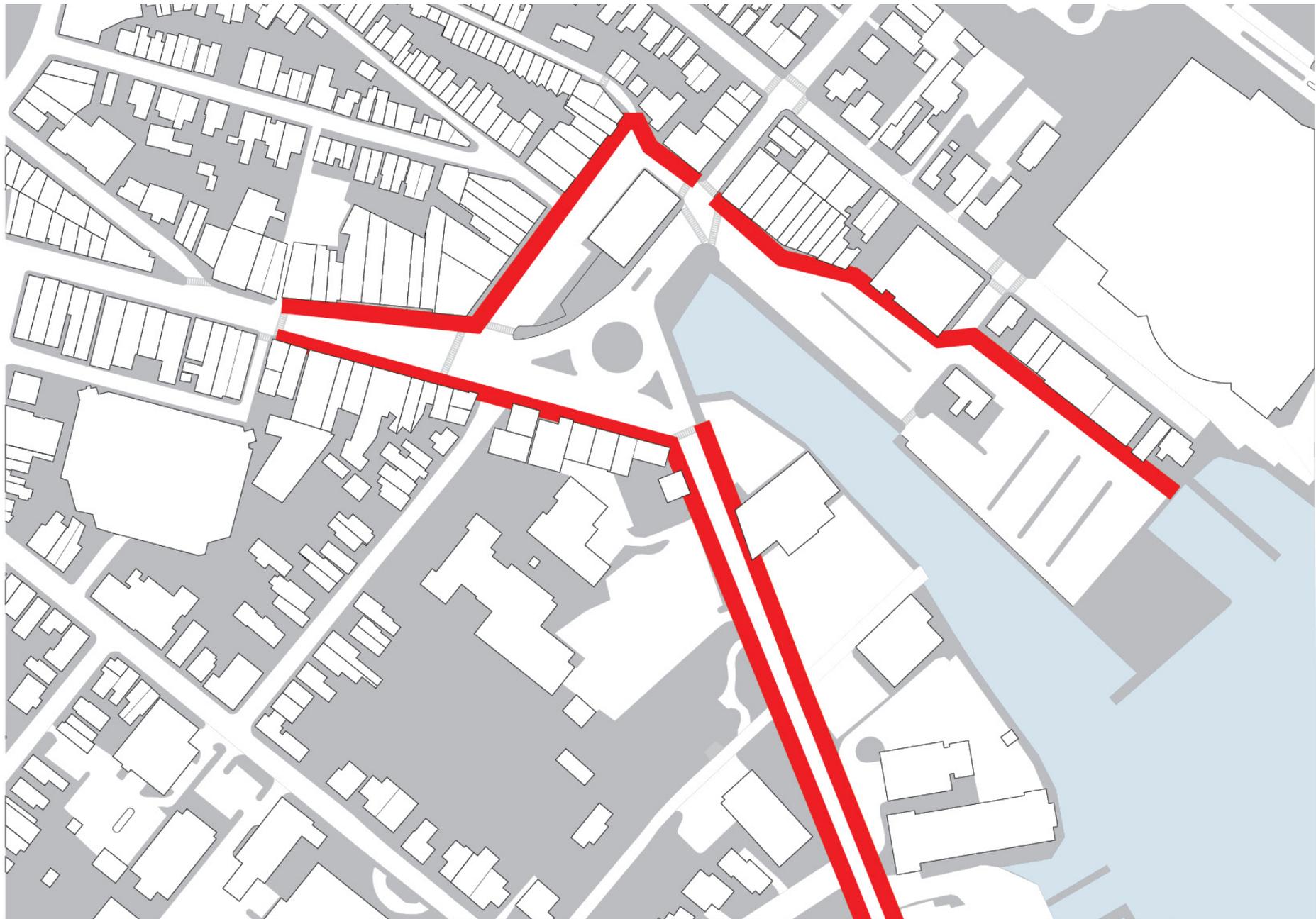
Existing Parking Lots



Existing Sidewalks



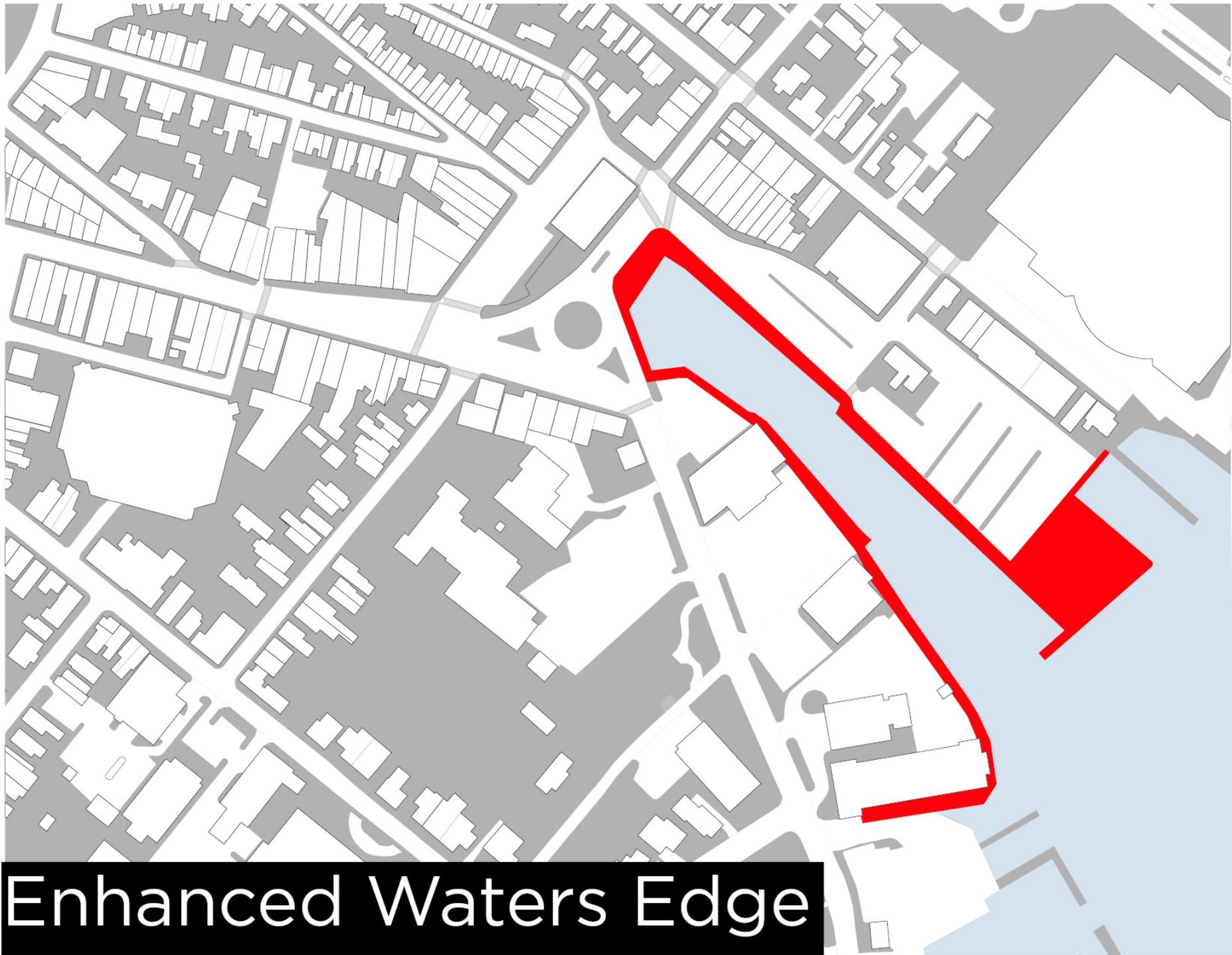




Enhanced Perimeter Sidewalks

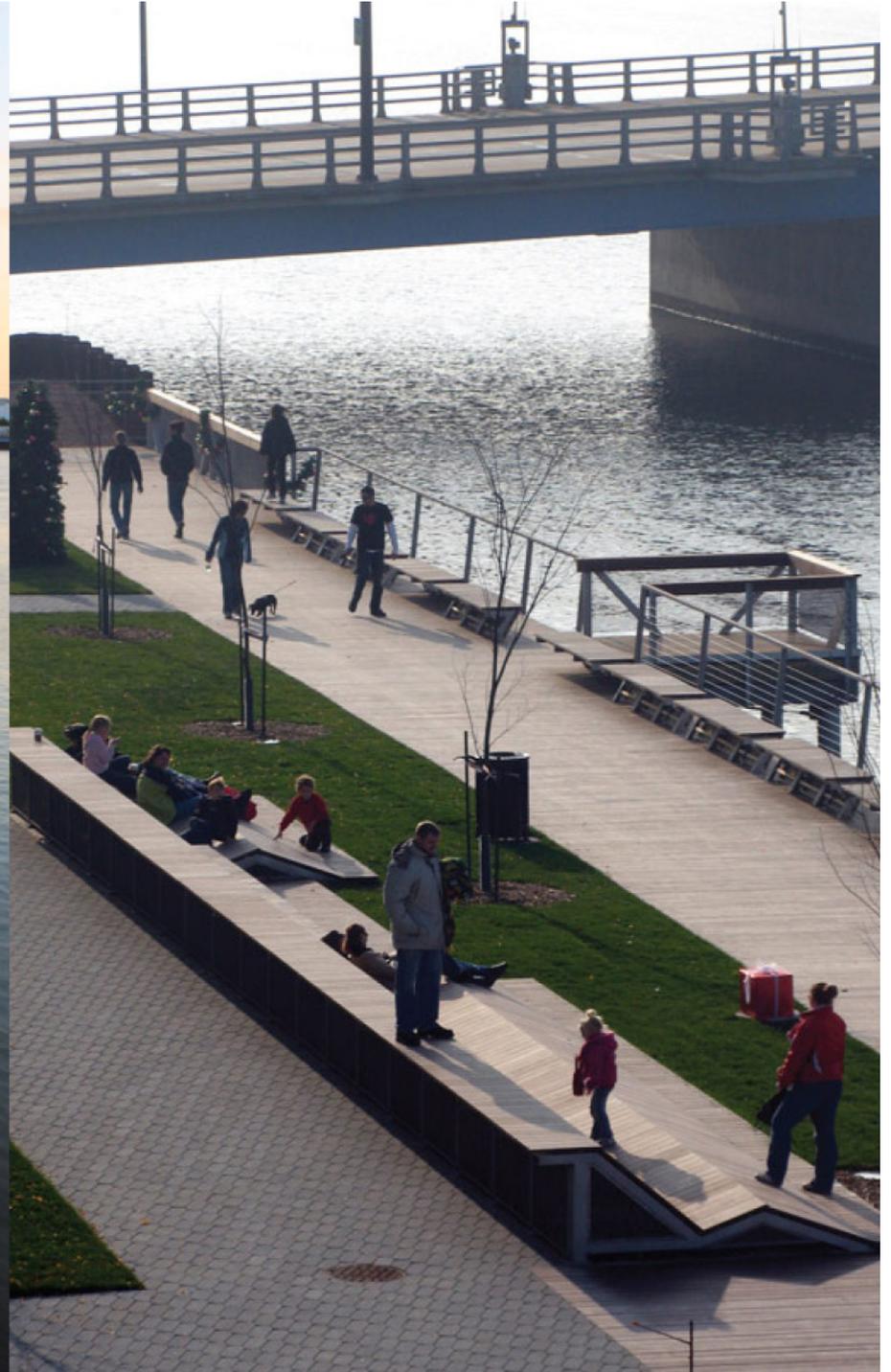
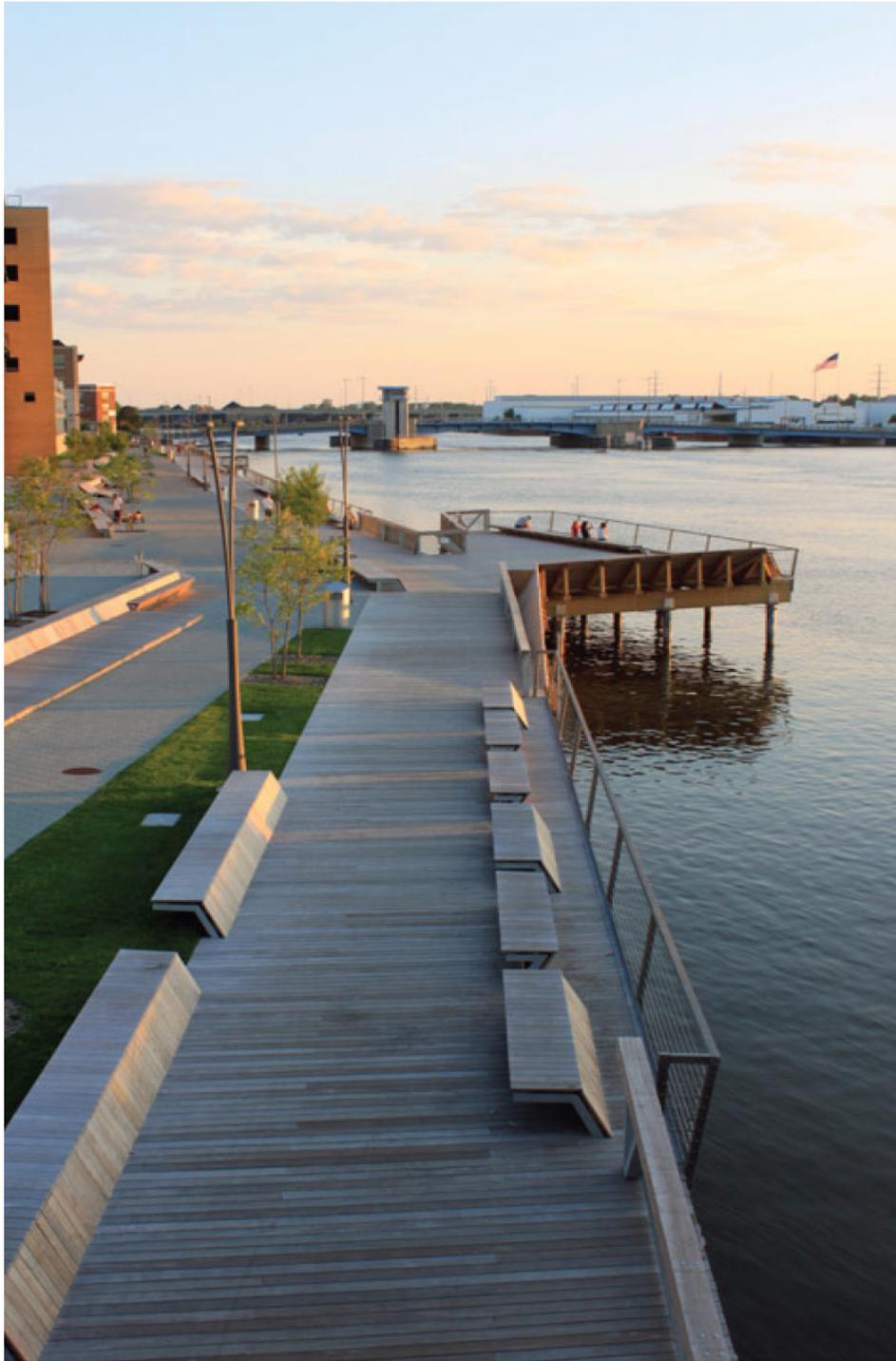






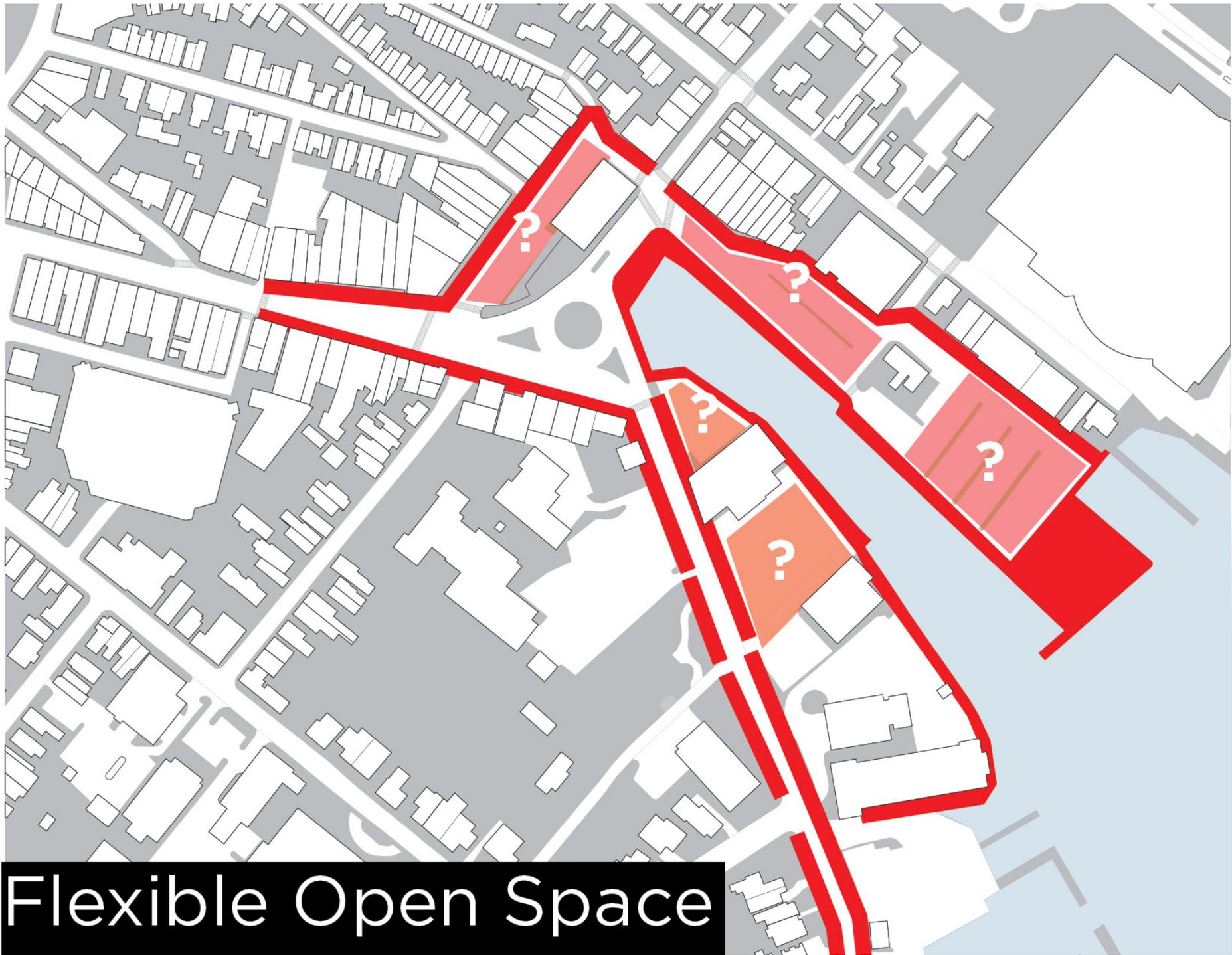
Enhanced Waters Edge











Flexible Open Space













ANNAPOLIS CITY DOCK

**SITE
OPPORTUNITIES**





Site Areas



Compromise Street



Market Place



Dock Street



Compromise Street



gateway into
downtown

Compromise Street



interface between
city dock and
community

Compromise Street





a complete street

Compromise Street



a complete street

Compromise Street



a complete street



Compromise Street



Compromise Street





views to the water

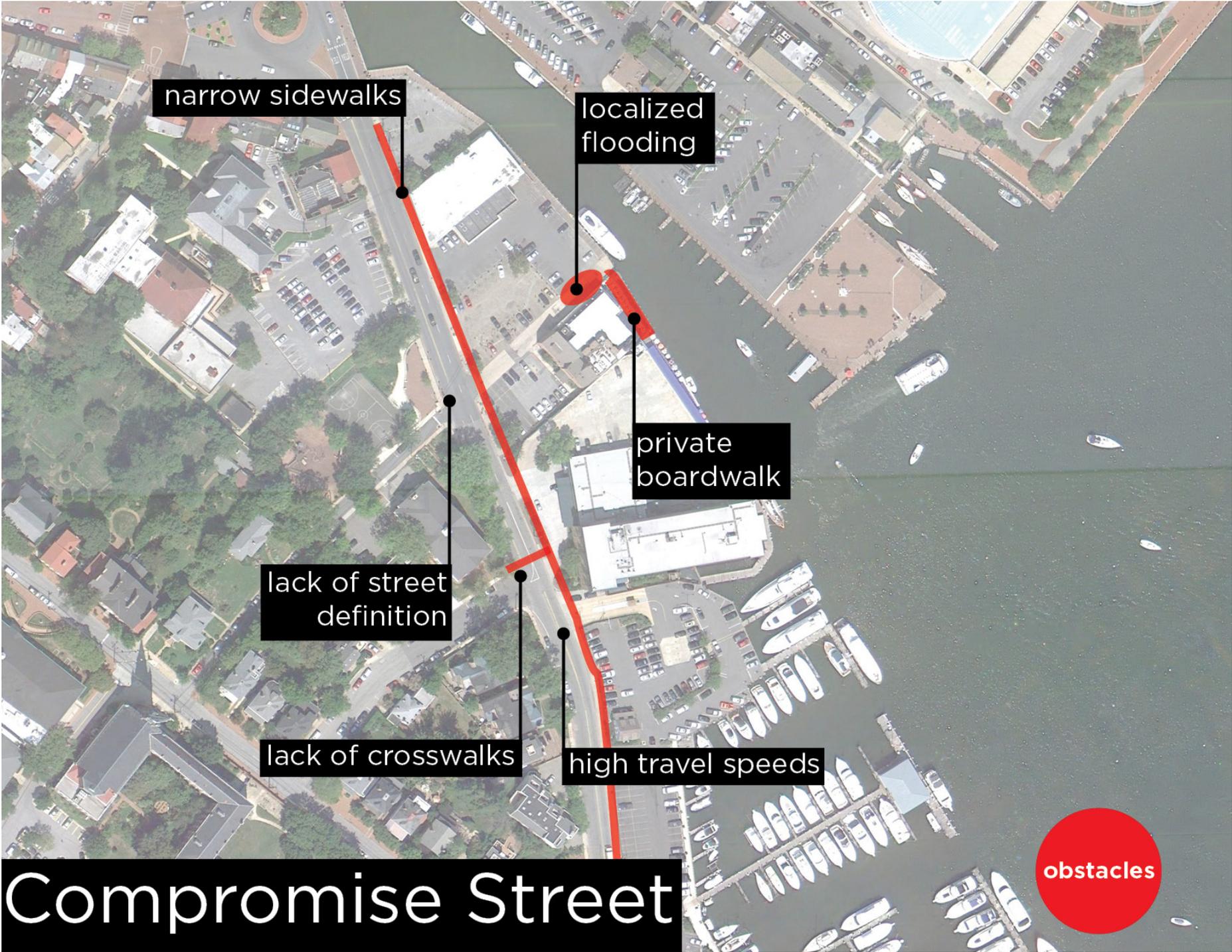
Compromise Street





street activation

Compromise Street



narrow sidewalks

localized flooding

private boardwalk

lack of street definition

lack of crosswalks

high travel speeds

Compromise Street

obstacles



A PLACE TO USE



central gathering place



Market Place



TOWN SQUARE

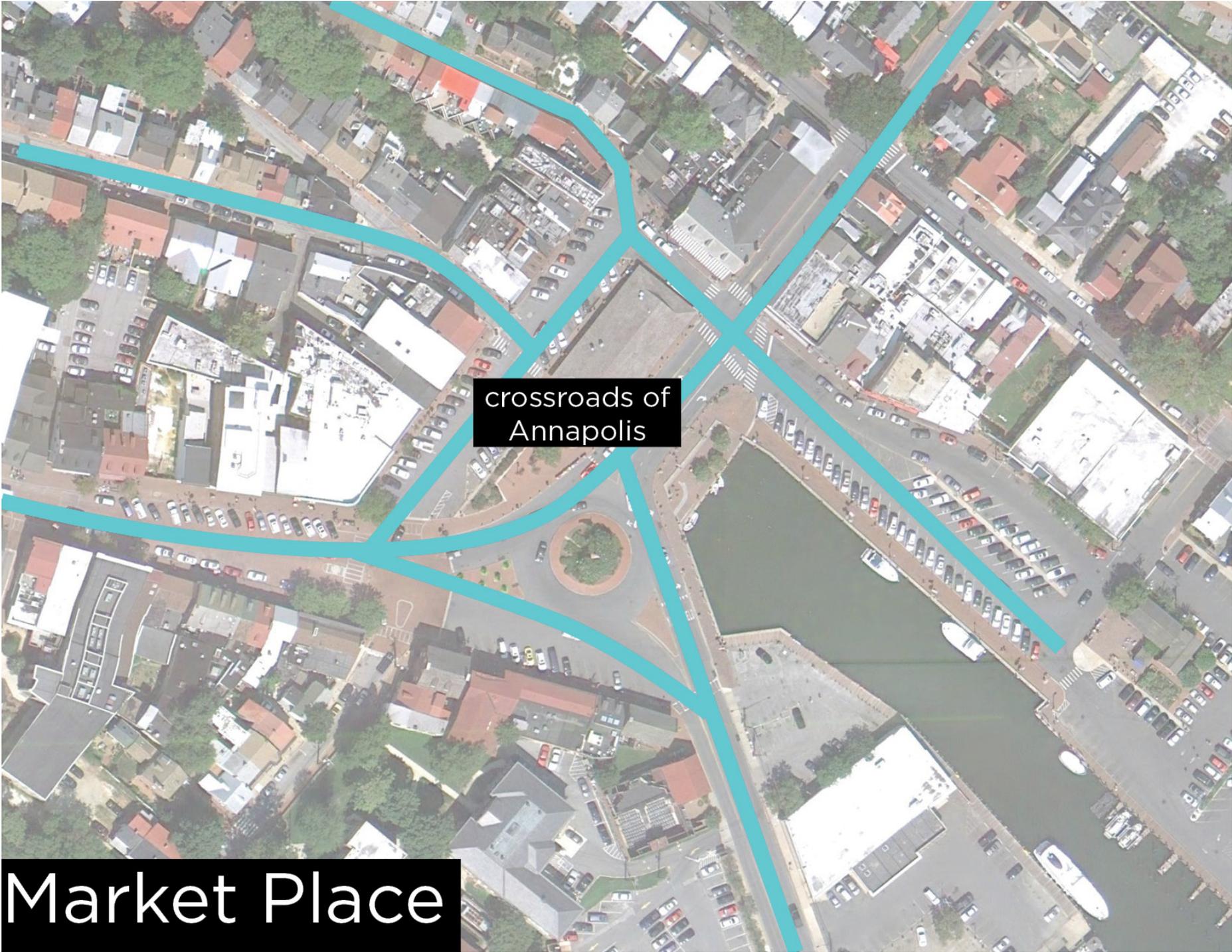




framing the space

Market Place





crossroads of
Annapolis

Market Place





restaurants

Market Place



Market Place



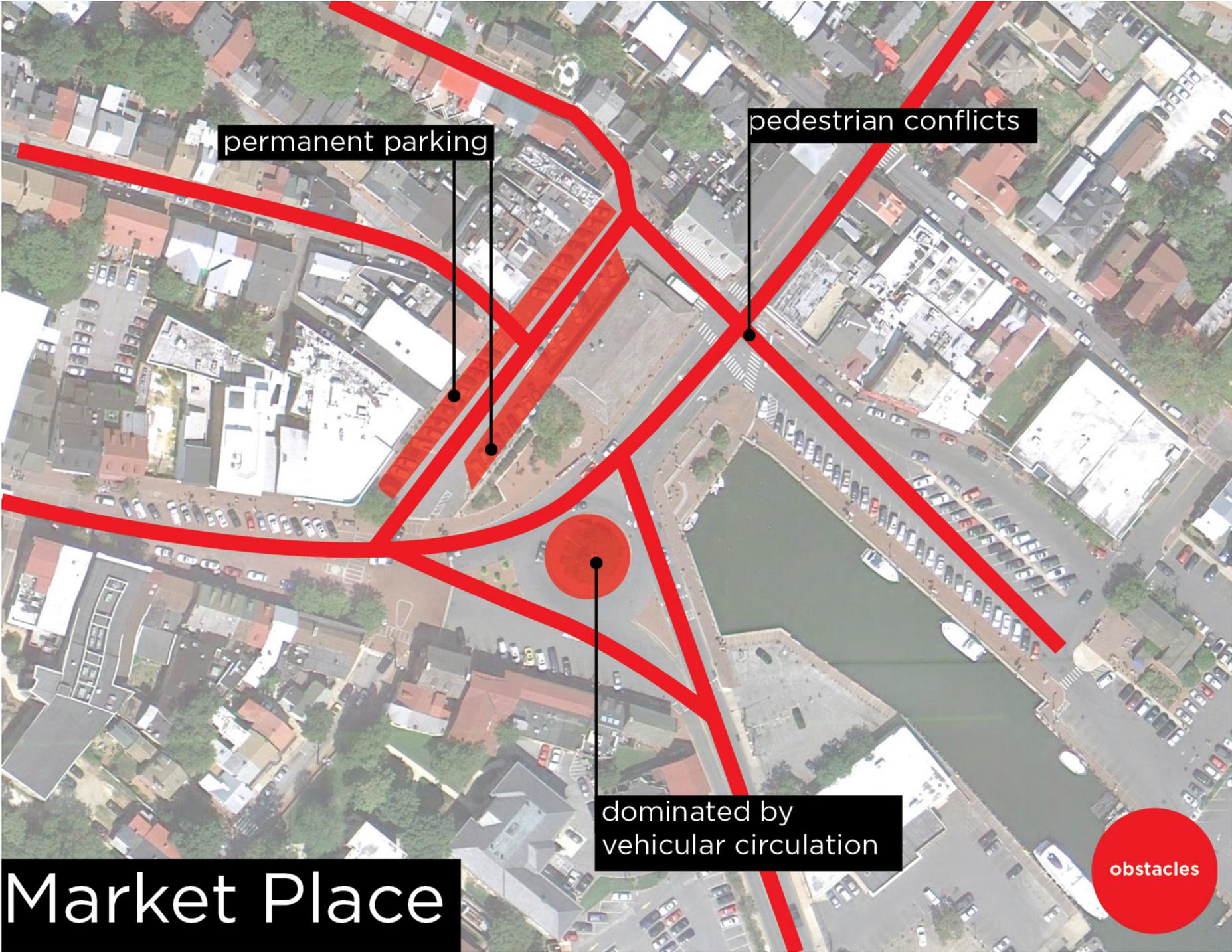
cultural
resources

Market Place



reactive the
sidewalks of
Annapolis

Market Place



permanent parking

pedestrian conflicts

dominated by
vehicular circulation

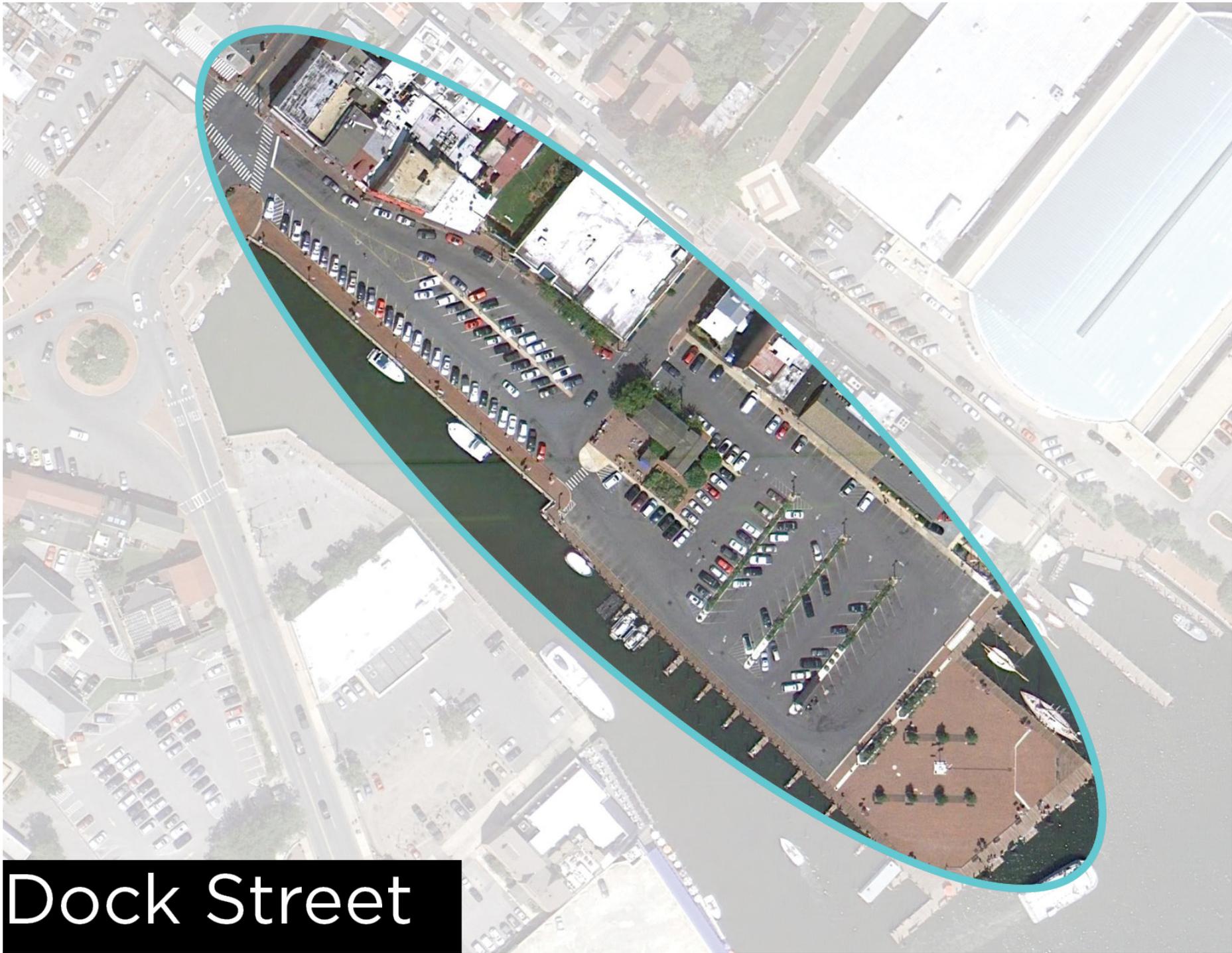
obstacles

Market Place

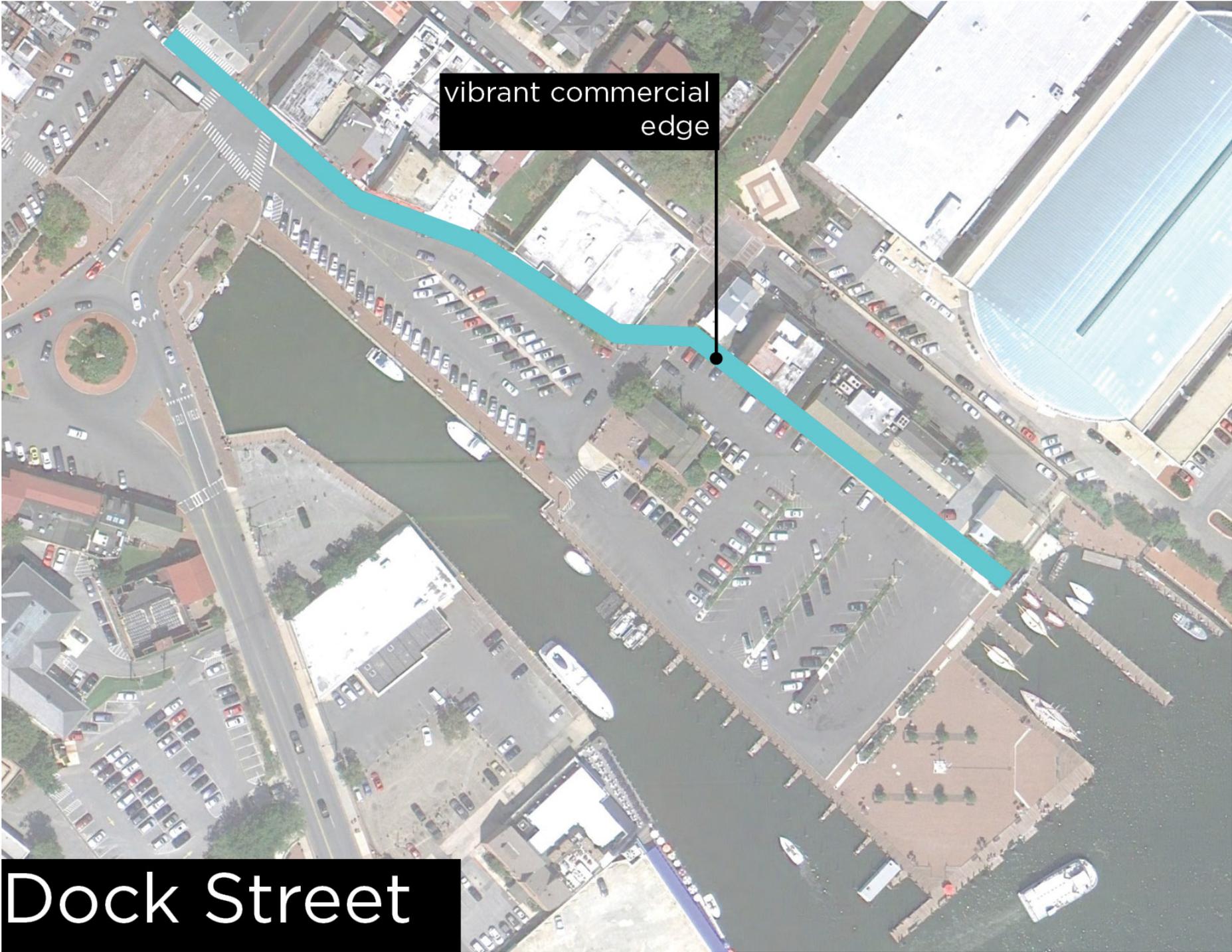


A PLACE TO GATHER





Dock Street

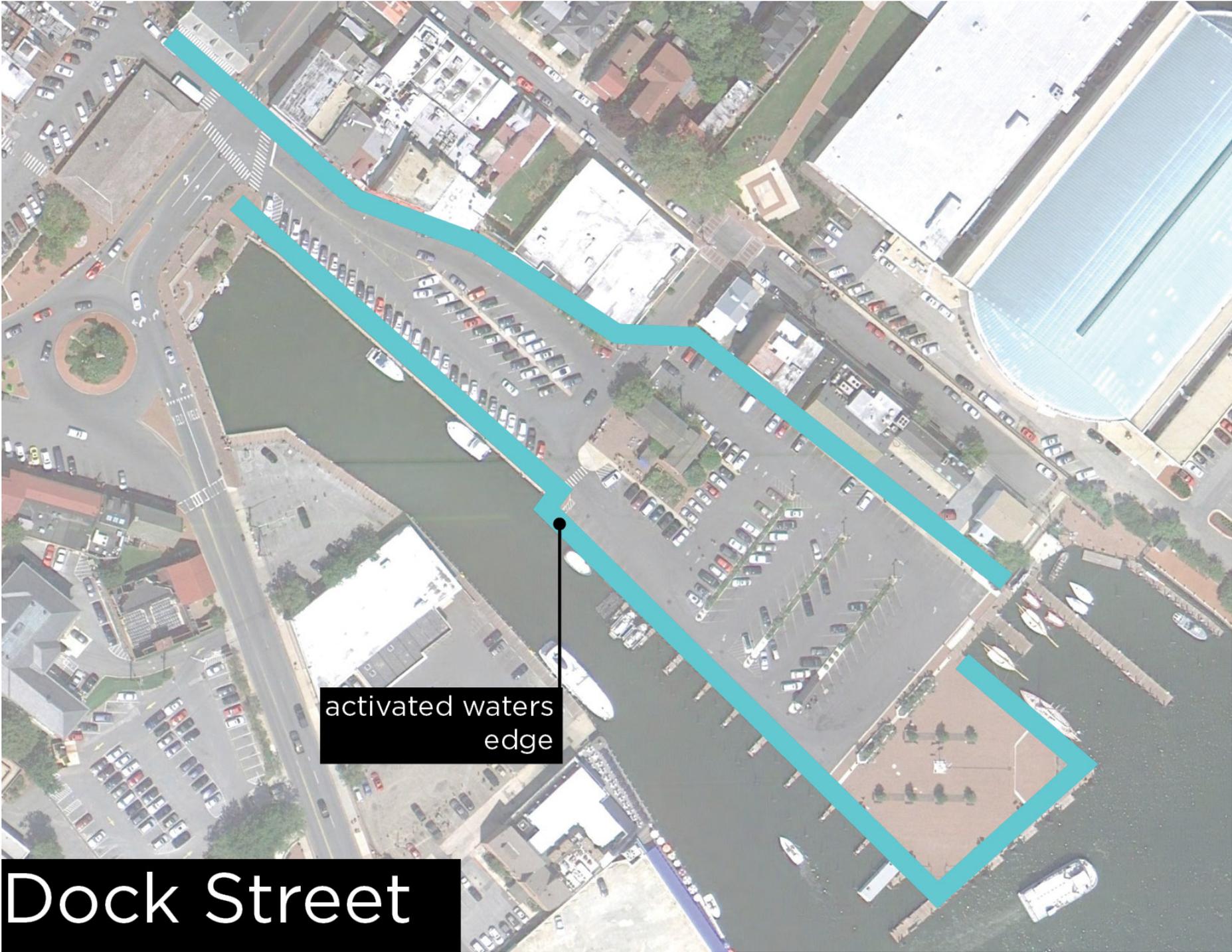


vibrant commercial edge

Dock Street







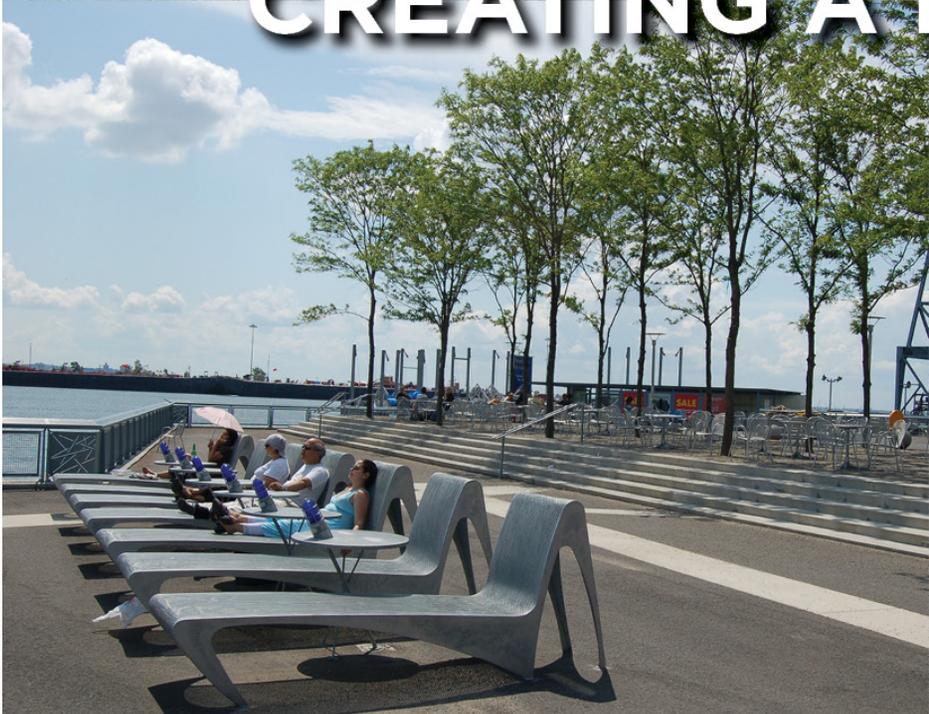
activated waters edge

Dock Street



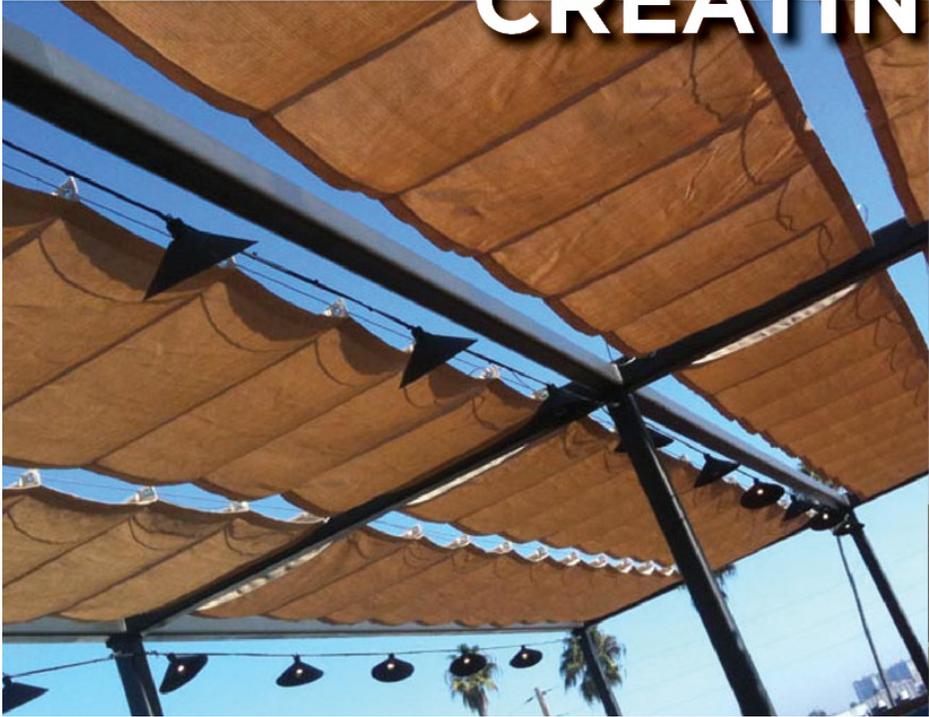


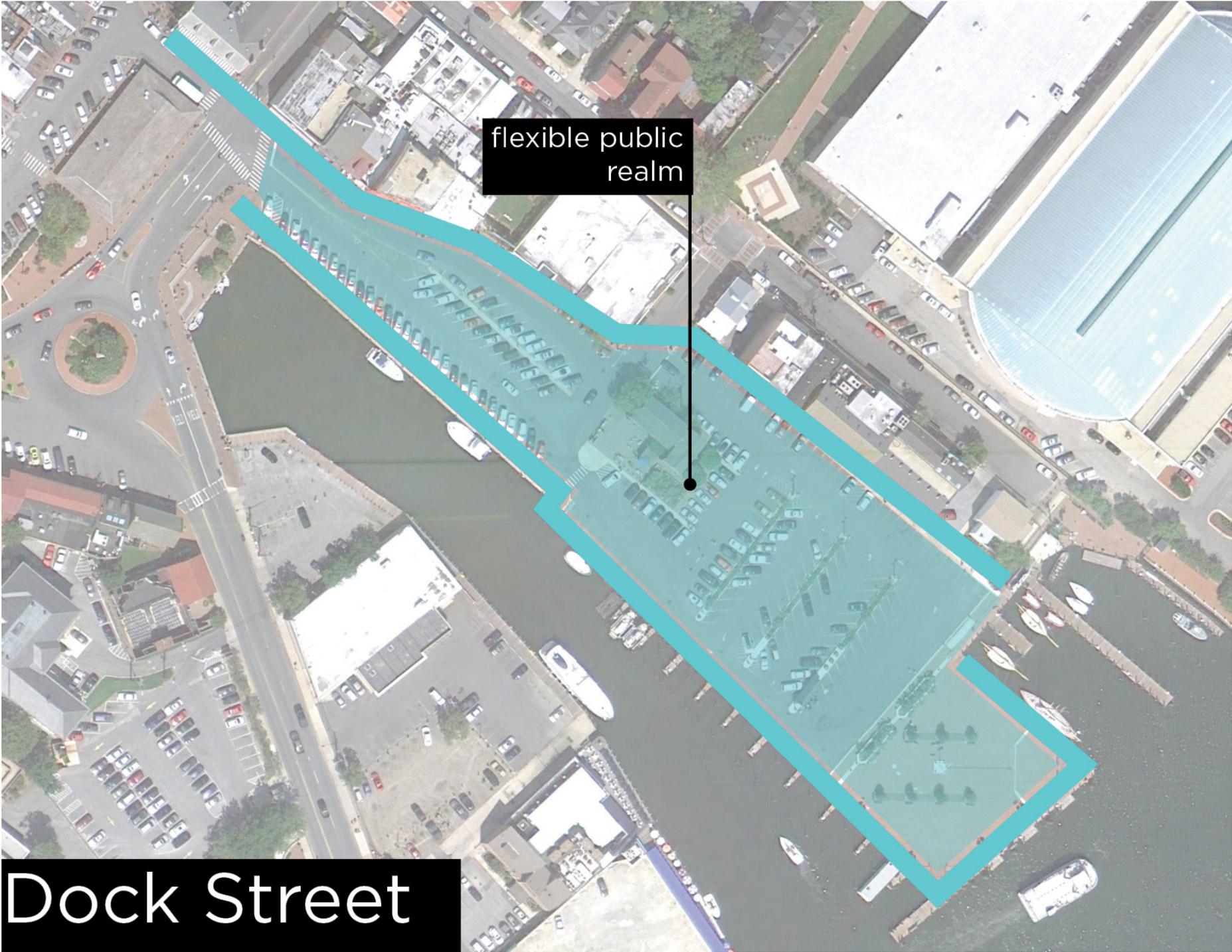
CREATING A DESTINATION





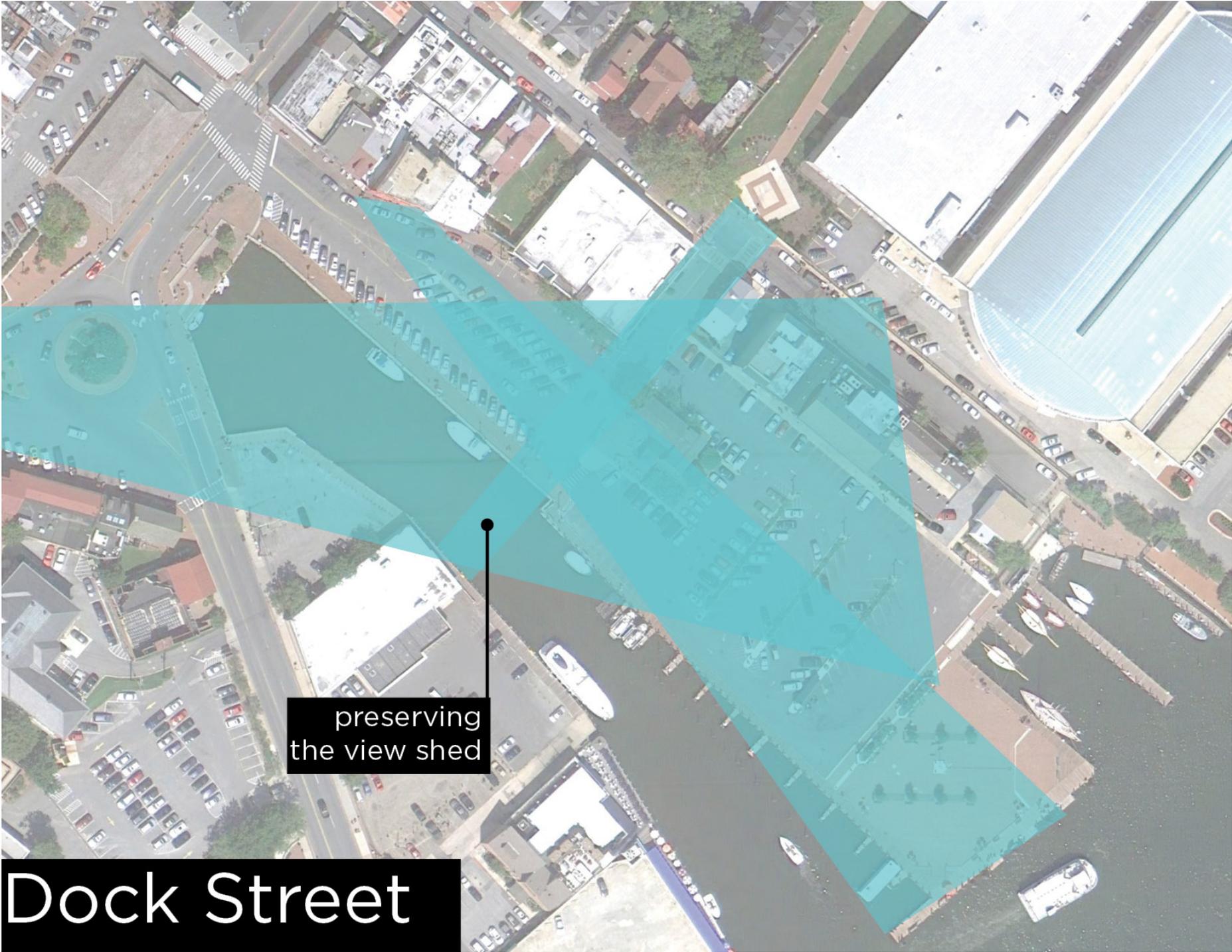
CREATING SHADE





flexible public realm

Dock Street



preserving
the view shed

Dock Street



narrow sidewalks

distance between buildings and waters edge

parking lots

Harbor Master

no shade

obstacles

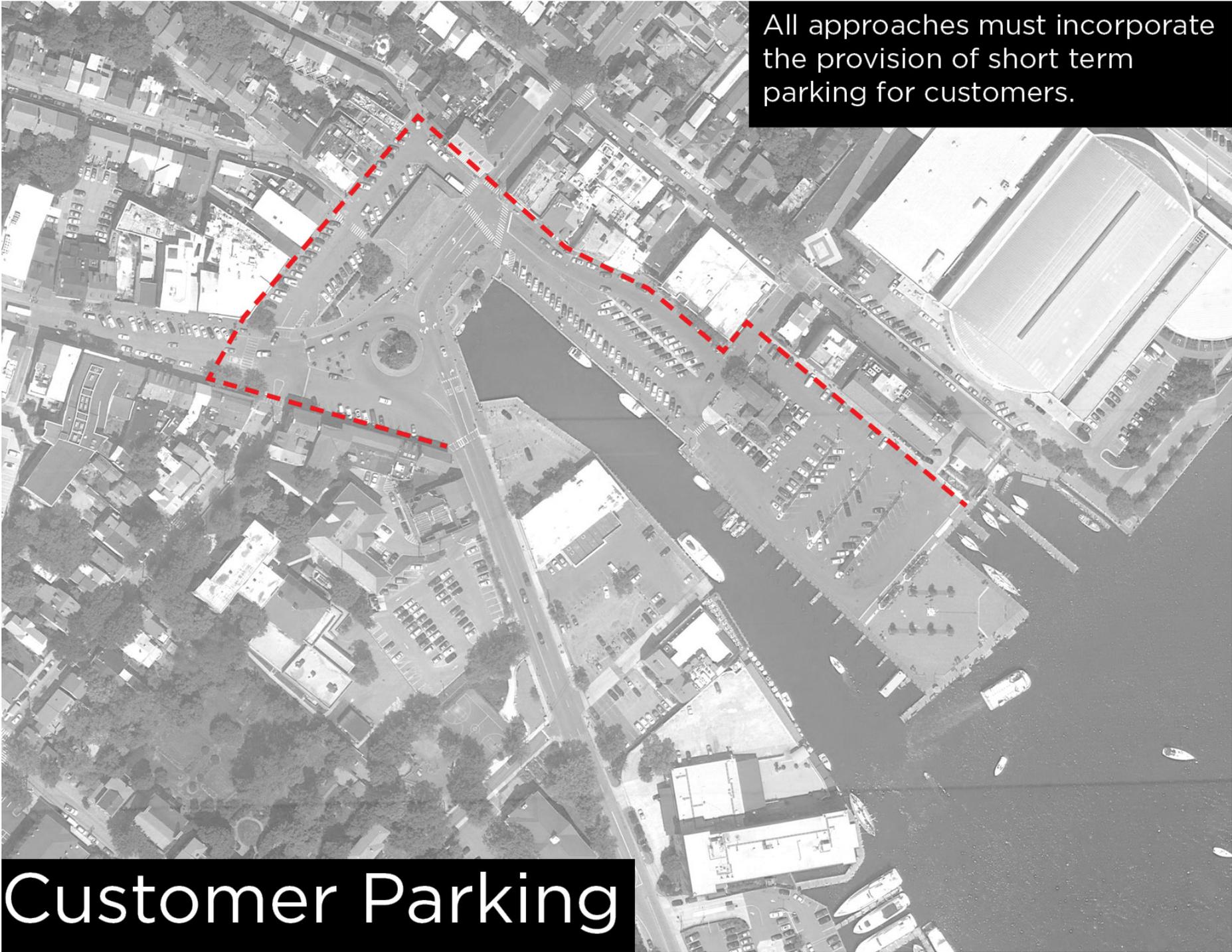
Dock Street



A PLACE TO OCCUPY

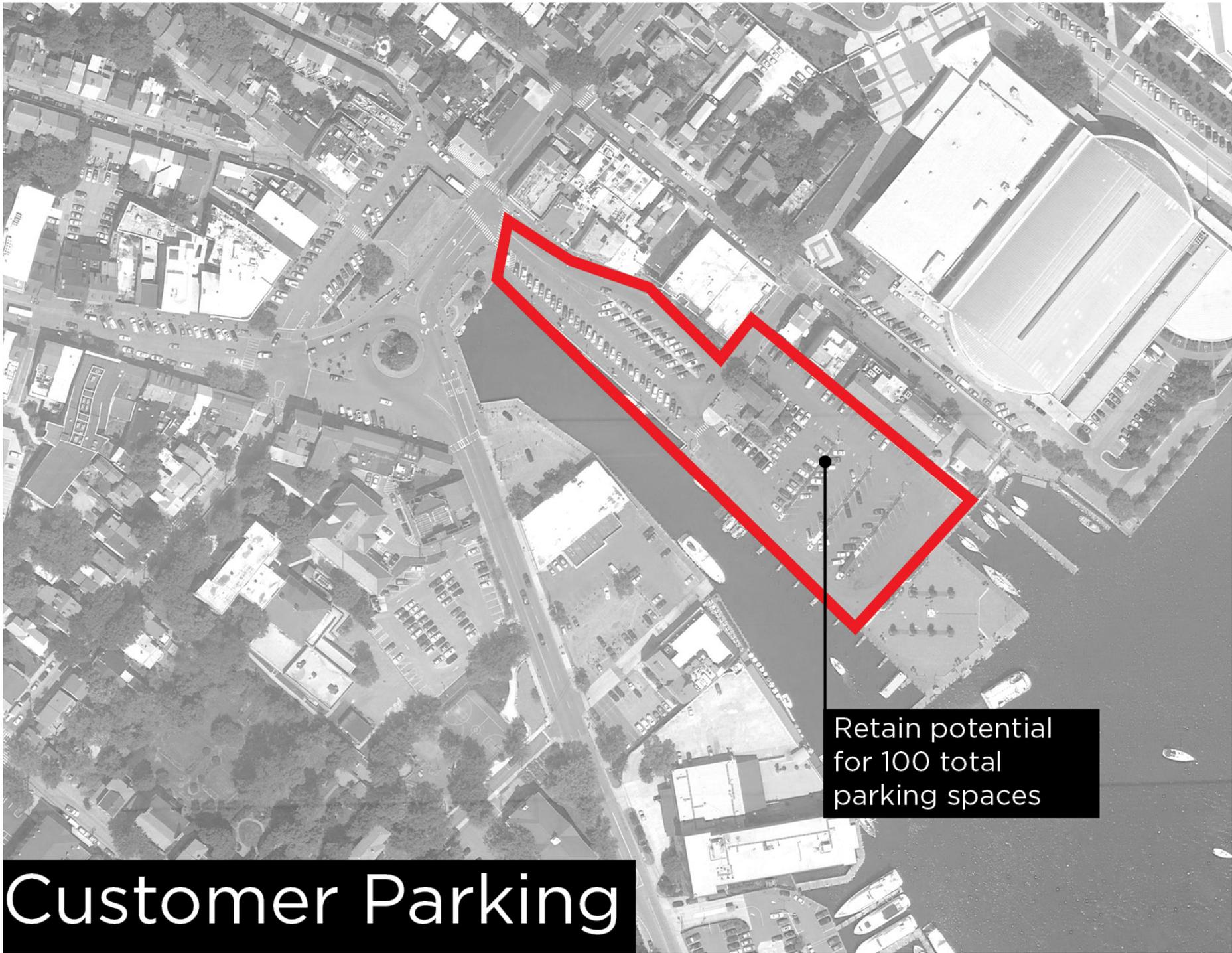


ANNAPOLIS CITY DOCK
APPROACHES

An aerial photograph of a waterfront urban area. A red dashed line traces a path through the scene, starting from the top left, curving around a roundabout, crossing a street, and then following the waterfront edge. The area includes residential buildings, commercial structures, parking lots, and a body of water with several boats. A large black text box is overlaid in the top right corner, and another is at the bottom left.

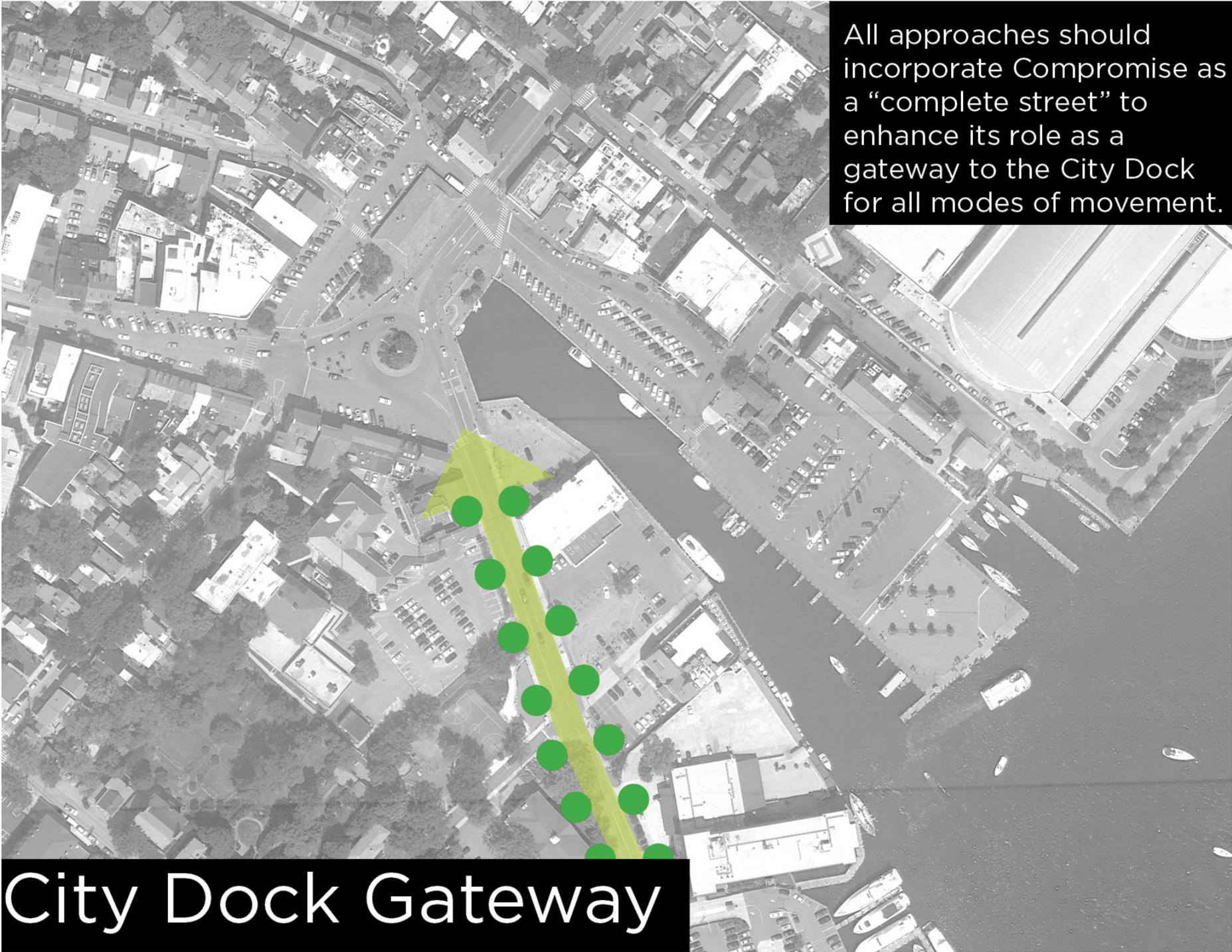
All approaches must incorporate the provision of short term parking for customers.

Customer Parking



Customer Parking

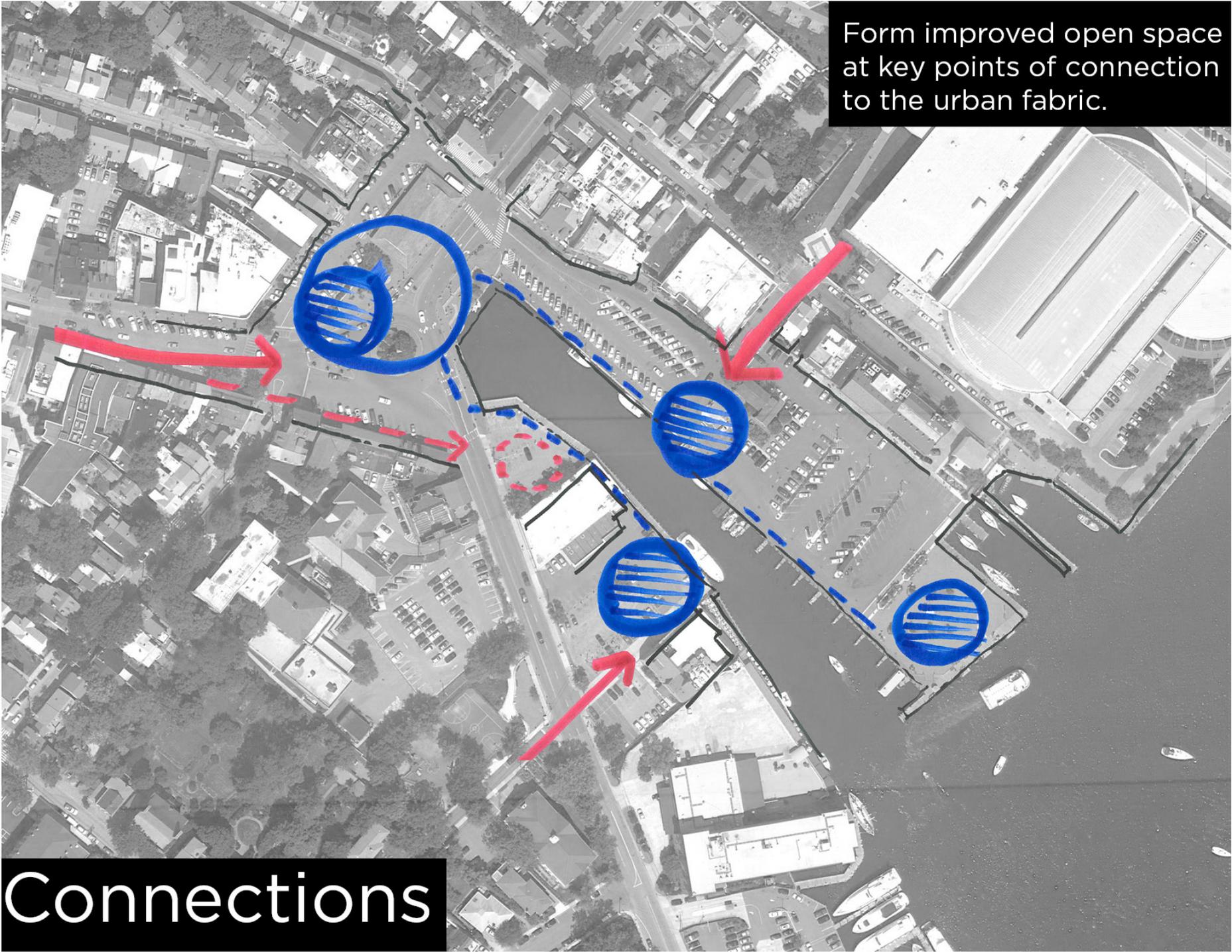
Retain potential
for 100 total
parking spaces



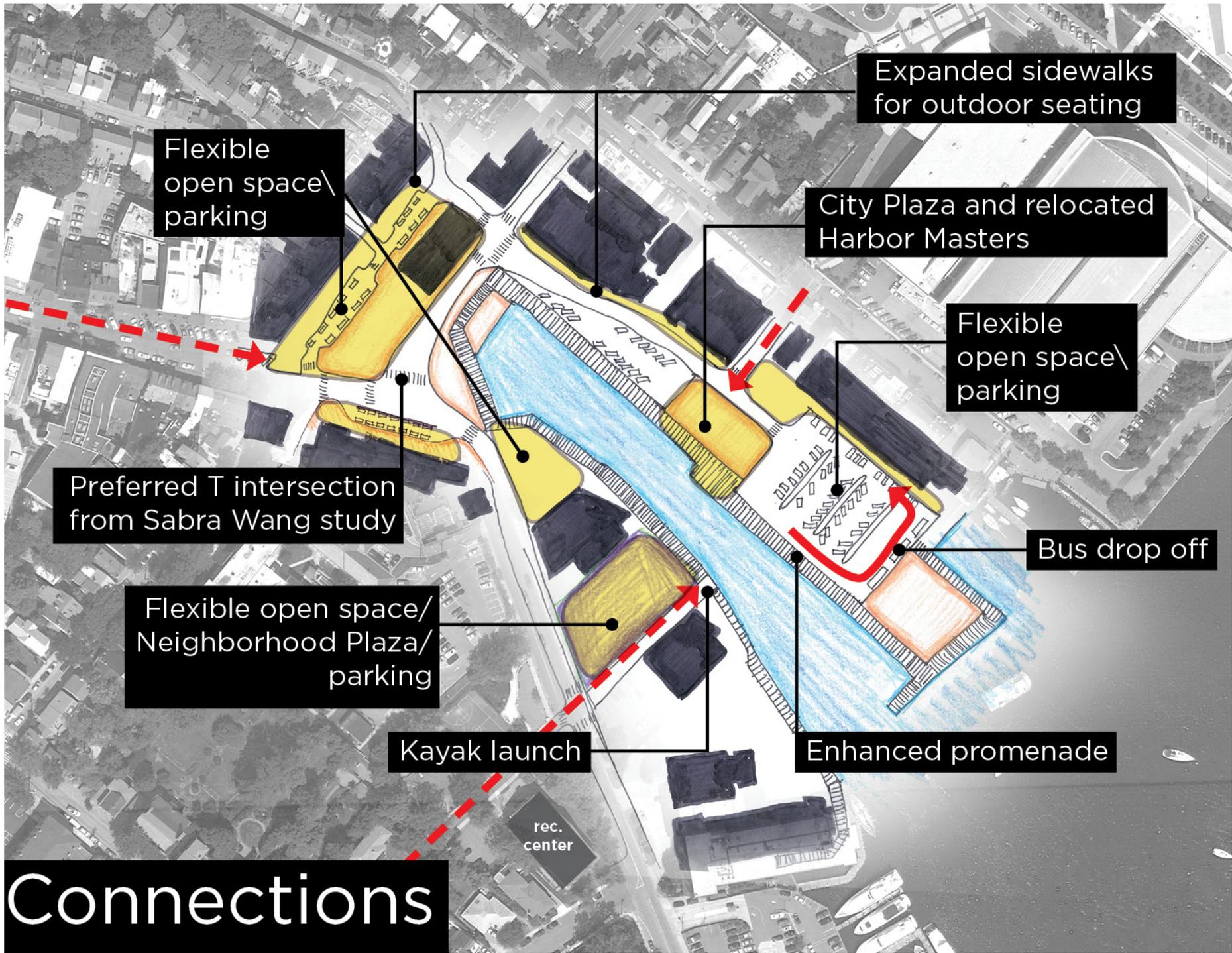
All approaches should incorporate Compromise as a “complete street” to enhance its role as a gateway to the City Dock for all modes of movement.

City Dock Gateway

Form improved open space at key points of connection to the urban fabric.



Connections



Flexible open space/
parking

Expanded sidewalks
for outdoor seating

City Plaza and relocated
Harbor Masters

Flexible
open space/
parking

Preferred T intersection
from Sabra Wang study

Bus drop off

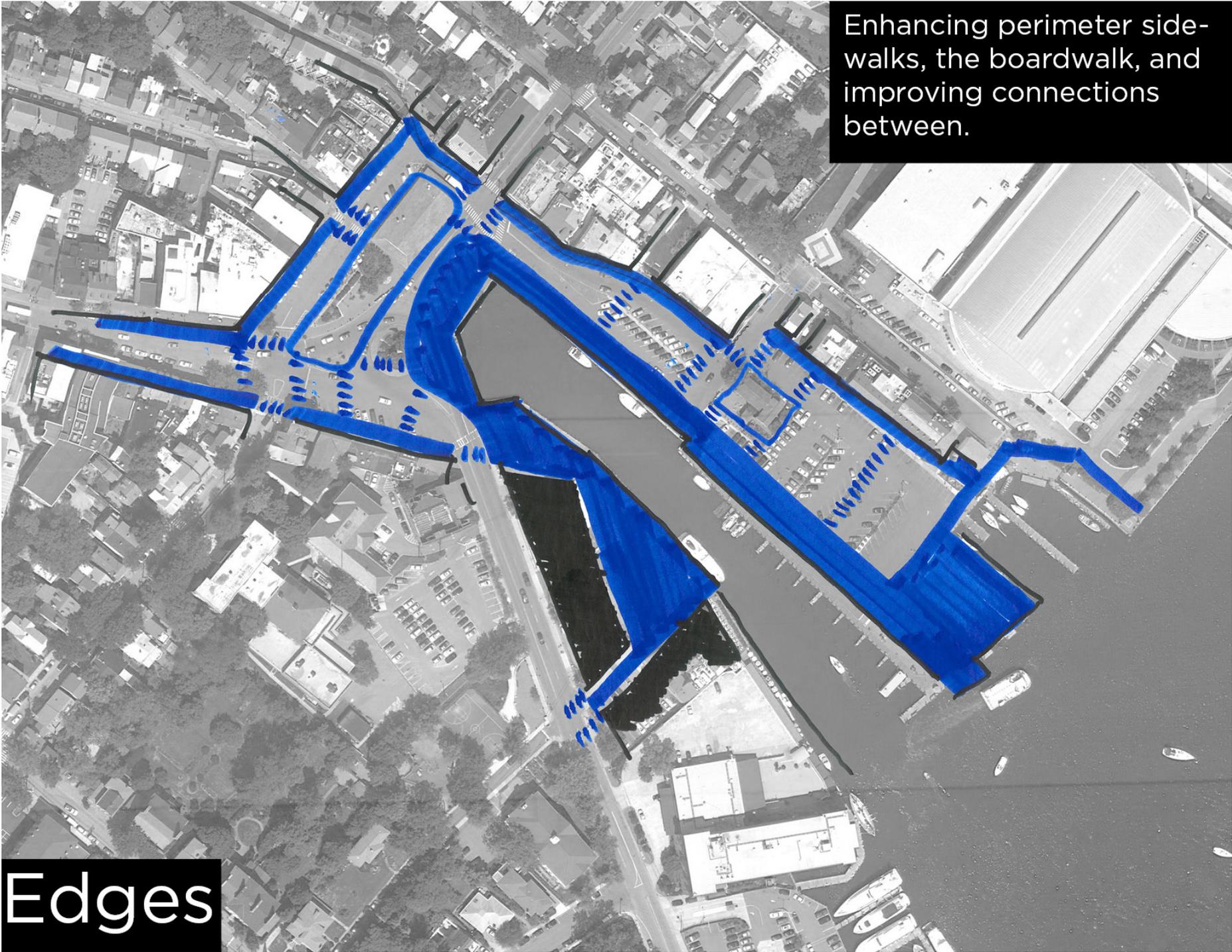
Flexible open space/
Neighborhood Plaza/
parking

Kayak launch

Enhanced promenade

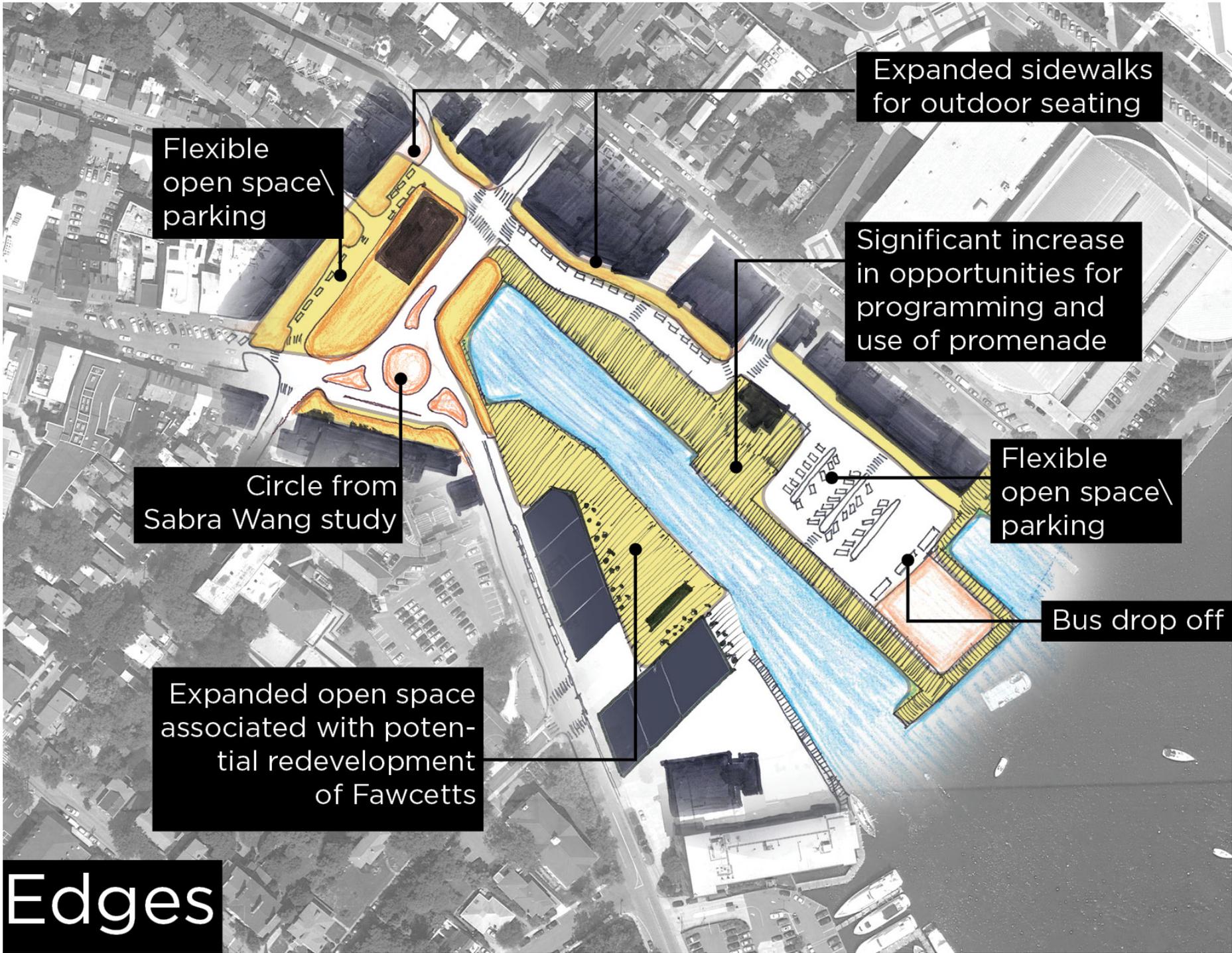
rec.
center

Connections



Enhancing perimeter sidewalks, the boardwalk, and improving connections between.

Edges



Flexible open space\ parking

Expanded sidewalks for outdoor seating

Significant increase in opportunities for programming and use of promenade

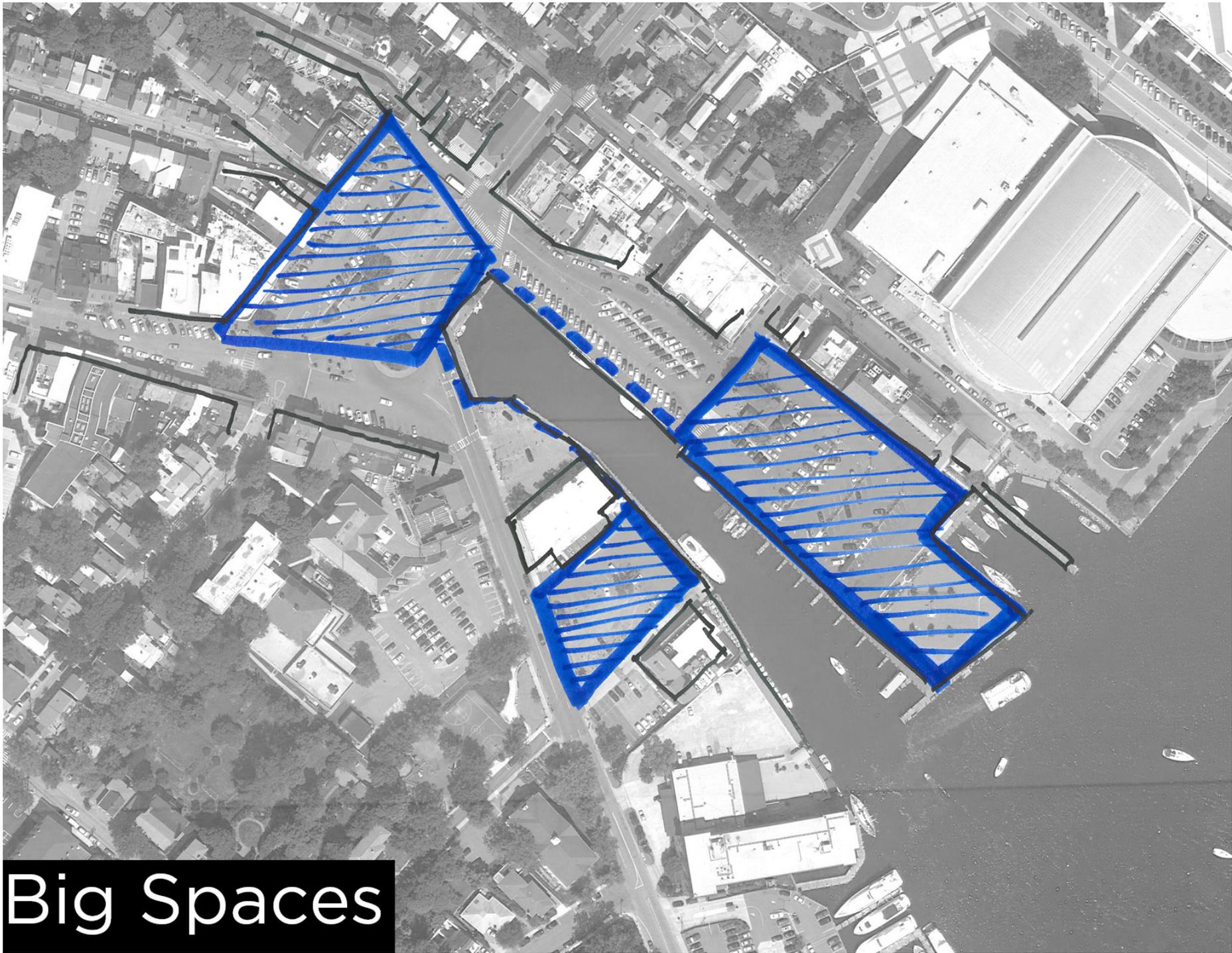
Circle from Sabra Wang study

Flexible open space\ parking

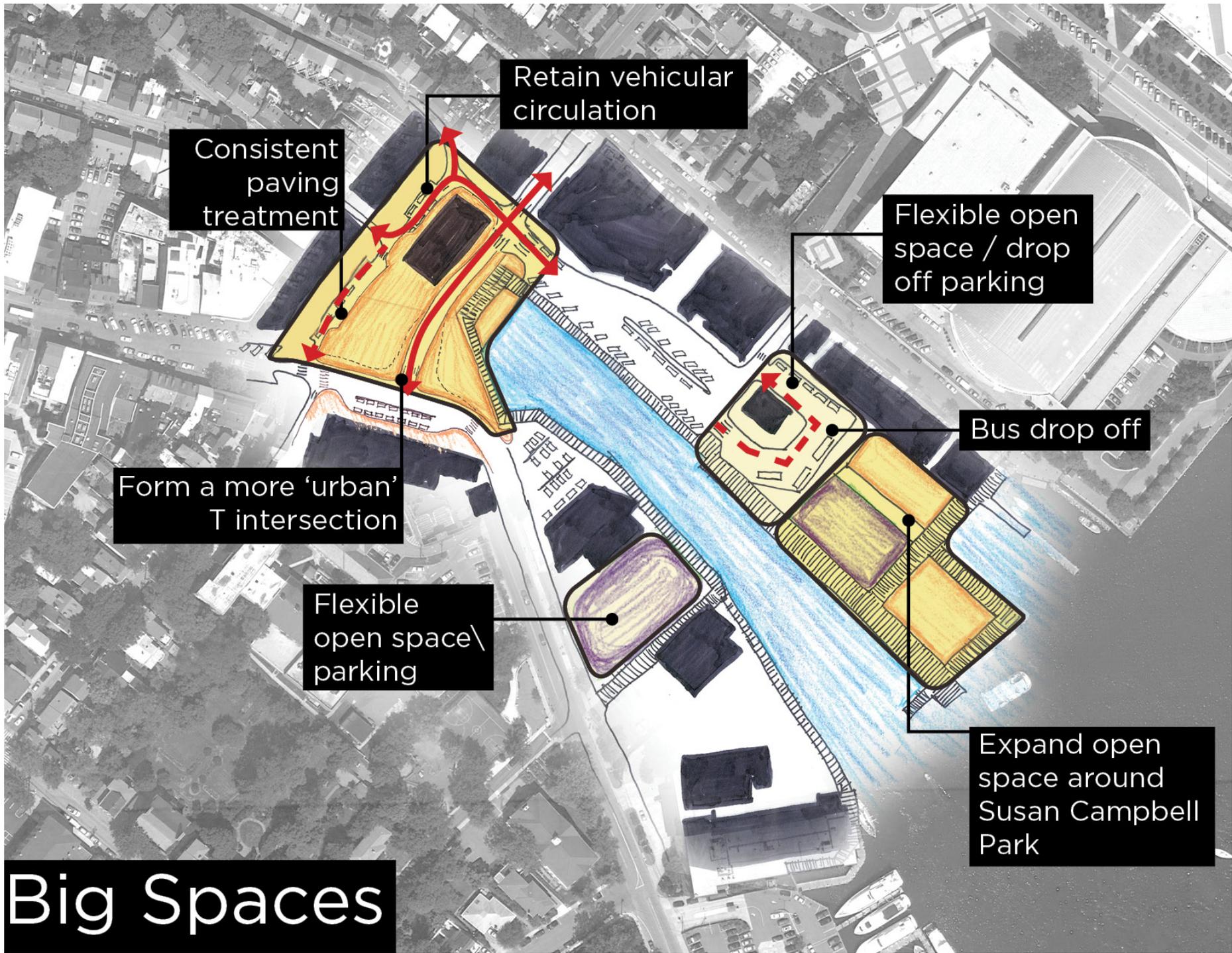
Bus drop off

Expanded open space associated with potential redevelopment of Fawcetts

Edges



Big Spaces



Retain vehicular circulation

Consistent paving treatment

Flexible open space / drop off parking

Bus drop off

Form a more 'urban' T intersection

Flexible open space / parking

Expand open space around Susan Campbell Park

Big Spaces

ANNAPOLIS CITY DOCK
**MASTERPLAN &
REDEVELOPMENT**

