CITY DOCK ACTION COMMITTEE

ULI AND ANNAPOLIS’ CITY DOCK PLANS TO REALITY

ULI BALTIMORE

OCTOBER 09, 2020
ULI: WEATHER IT TOGETHER 2016
**Strategy: Incentivize Sea Level Rise Adaptation**

**Reward Compatible Uses**
- Working Maritime
- Water-dependent uses

**or**

**Provide Public Benefits**
- Views
- Accessibility to Water
- Open Space
- Decreased Paving
URBAN LAND INSTITUTE
‘RECLAIMING A LOCAL AND NATIONAL TREASURE’

URBAN LAND INSTITUTE
WEATHER IT TOGETHER 2016

CULTURAL RESOURCE HAZARD MITIGATION PLAN 2018

TRANSFORMING CITY DOCK

PLANS TO REALITY
CALL TO ACTION: RISK IS IMMINENT

• ANNAPOLIS NO LONGER HAS THE LUXURY TO ‘KICK THE CAN DOWN THE ROAD’
• TIME FOR ACTION IS NOW!
OPPORTUNITY TO EvOLVE AND THRIVE

1. REINVIGORATE MARYLAND’S STATE CAPITAL FOR THE 21ST CENTURY

2. CREATE A ‘PROUD PLACE WITH PURPOSE’ AT CITY DOCK

3. LAUNCH A NATIONAL PROTOTYPE

MAKE NO SMALL PLANS
CDAC PURPOSE

CDAC GOALS

- Create Broad-Based Consensus for City Dock’s future
- Identify a Clear Path Forward for Action

‘PATH FORWARD’ - CDAC PROCESS

- 92 committed Annapolitans
- 9 Working Teams
- 8 months of intense effort
CDAC EXTENSIVE COMMUNITY ENGAGEMENT

22 OUTREACH MEETINGS

• Five City Dock Action Committee Work Sessions
• Seven community/business workshops, including the May 6, 2019 workshop with 250 attendees
• Four community outreach meetings/presentations
• Five public briefings with the Planning Commission and City Council
CDAC STRATEGIC APPROACH

CONFRONTING LONG-STANDING ISSUES

• Resolve the threat from flooding
• Address parking/access
• Secure health of the residential community and viability of downtown businesses
RESILIENCY WORK GROUP

PRESERVE AND PROTECT DOWNTOWN

• PROTECTION FROM FLOODING: GATE ZERO TO NEWMAN STREET

• INCORPORATES RAISED ELEVATIONS AND FLOOD DEVICES

• PERMANENT & DEPLOYABLE
FINANCIAL TOOLS

• IMMEDIATE: HILLMAN GARAGE, INTERIM PARKING STRATEGY
• MID-RANGE: CITY DOCK REDEVELOPMENT & RESILIENCY SYSTEMS
• FINANCING AUTHORITY:
  • STATE GRANTS AUTHORITY
  • ANNAPOLIS/ANNE ARUNDEL COUNTY IDENTIFY FUNDING SOURCES
1. ACCESS ESSENTIAL TO CITY DOCK’S FUTURE

2. NO NET LOSS: CREATE NEW ‘IN KIND’ PARKING

3. STRATEGIC APPROACH FOR OFF AND ON-STREET PARKING
   - MESSAGING: REAL-TIME PARKING
   - MANAGING TRAFFIC CONGESTION
   - PARKING CONSUMERS IN RIGHT LOCATION

4. SAFE BIKE/PED. CONNECTIONS
CITY DOCK TRANSFORMATION
EXISTING
WHY SUCCESS NOW?

URGENCY
MOMENTUM
PARTNERSHIP
FINANCING APPROACH
CDAC ‘Consensus Plan’ Moving Forward

Jan. 2020

City Council Endorsed CDAC Plan

Planning Commission Endorsed CDAC Plan

CDAC Implementation Team

Ongoing Community Outreach

CDAC Ongoing Community Outreach

CDAC Full Implementation Team

CDAC Ongoing Community Outreach

Sept. 2020

Full Community Engagement

March 2020

April 2020

June 2020

September 2020

2021

- Resiliency
- Financial Tools
- Maritime
- Business

- Design
- Parking
- Character
- Preservation
- Programming

- Interim Parking Strategy
- Comprehensive Parking Strategy
- Garage Design/Access
Next Steps
Partnership to Implement City Dock

Phase I
- RFQ for Hillman
- Select Three Firms
- RFP for Hillman
- Financing Authority Legislation
- Select Team

Estimated Duration: 7 months

Phase II
- Negotiate Pre-Development Agreement
- Initiate Parking Strategy
- Create Financing Authority
- Project Design Hillman Garage

Estimated Duration: 9 months

Phase III
- Design Resiliency
- Design/Development City Dock
- Hillman Demolition and Construction
- Phased Resiliency

Estimated Duration: 2 years + 11 months

Phase IV
- Construction City Dock
- City Dock Reimagined Complete

Estimated Duration: 1 year + 3 months
CONSULTANT TEAM
TYPE OF FIRMS/ENTITIES TO IMPLEMENT CITY DOCK

CLIENT
CITY OF ANNAPOLIS

PAYMENT FOR PARKING RIGHTS AND LEASE
PDA

CONSULTANT TEAM

FINANCE
SUB DEBT
PRIME DEVELOPER
MLA
INVESTMENT FIRM
SENIOR LENDERS
SENIOR/SUB DEBT

PROJECT LEADERS
SPONSOR / DEVELOPMENT CO-ORDINATION
PRIME DEVELOPER
DEVELOPMENT CO-ORDINATION / CM
JV DEVELOPER
MASTER PLANNER
ARCHITECT

DESIGN AND BUILD / OPERATIONS
MOBILITY SUBCONTRACTOR
PARKING OPERATIONS SUBCONTRACTOR
CONSTRUCTION SUBCONTRACTOR

INVESTMENT FIRM
SENIOR LENDERS
SENIOR/SUB DEBT

FINANCE

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FINANCE
RESILIENCY AUTHORITY & PILOT RESILIENCY PROGRAM
I. RECOVERY AND REOPENING DISTRICTS

II. OPTIONS FOR FLEXIBLE OUTDOOR SPACE

- RECOVERY ZONES
- RETAIL/DINING ON PRIVATE LOTS
- RETAIL/DINING ON PUBLIC PARKING SPACES
REOPENING DOWNTOWN

OUTDOOR OPPORTUNITIES FOR RETAIL BUSINESSES

• STREETS, SIDEWALKS, PARKING LOTS