



CITY DOCK RESILIENCY PROJECT

CITY COUNCIL RULES & ENVIRONMENT
JUNE 6, 2023

Planning Process

- CDAC Consensus Plan
- Implementation Strategy: mobility, parking, garage, resiliency, open space, water access
- Conceptual Design City Dock Park
- **Ordinance to allow design of public structures to proceed**
- Public input to design process: Planning Commission, HPC, CDAC and Council



City Dock FEMA Flood Requirements

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REQUIRED TOTAL ELEVATION	7'
CITY REQUIRED ELEVATION	2'
FEMA ELEVATION	5" ABOVE SEA LEVEL
CURRENT BASE ELEVATION	1.5'-3+
SEA LEVEL	0'

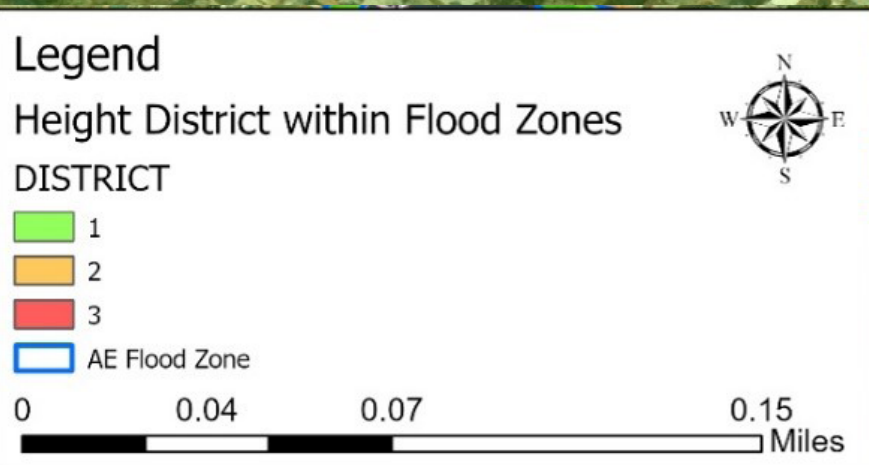
Legend

Height District within Flood Zones

DISTRICT

- 1
- 2
- 3
- AE Flood Zone

0 0.04 0.07 0.15 Miles



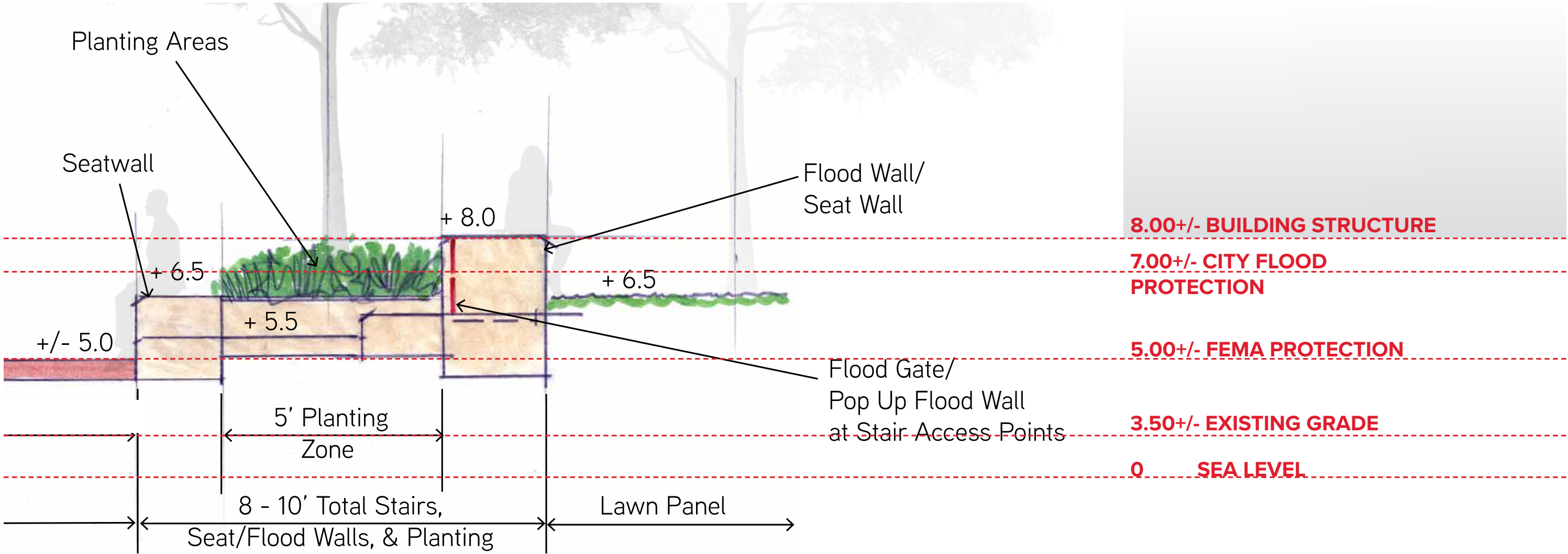
O-15-23 is the Next Step in Implementing City Dock Resiliency Strategy

EXPERT TEAM:

- Assembled Architects, FEMA Experts, Cultural Hazard Mitigation Plan Author, Resiliency Experts, Attorneys

PURPOSE:

- Measure building elevation in City Dock AE flood-zone to align with FEMA and City flood requirements
- Comply with FEMA National Flood Insurance Program
- Unlock critical Federal funding for City Dock



City Dock Resiliency Project Moving Forward with O-15-23

CITY DOCK RESILIENCY PLAN ON SCHEDULE

- **Garage Opens June 14, 2023**
- **Construction to begin Winter 2024**

COHESIVE RESILIENCY EFFORT TIED TO FUNDING

- **Elevated Infrastructure**
- **Elevated New Public Bldgs.**
- **Funding tied to Design of Entire City Dock Resiliency Project**
- **Design to be Completed Fall 2023 to Unlock Significant Federal funding**



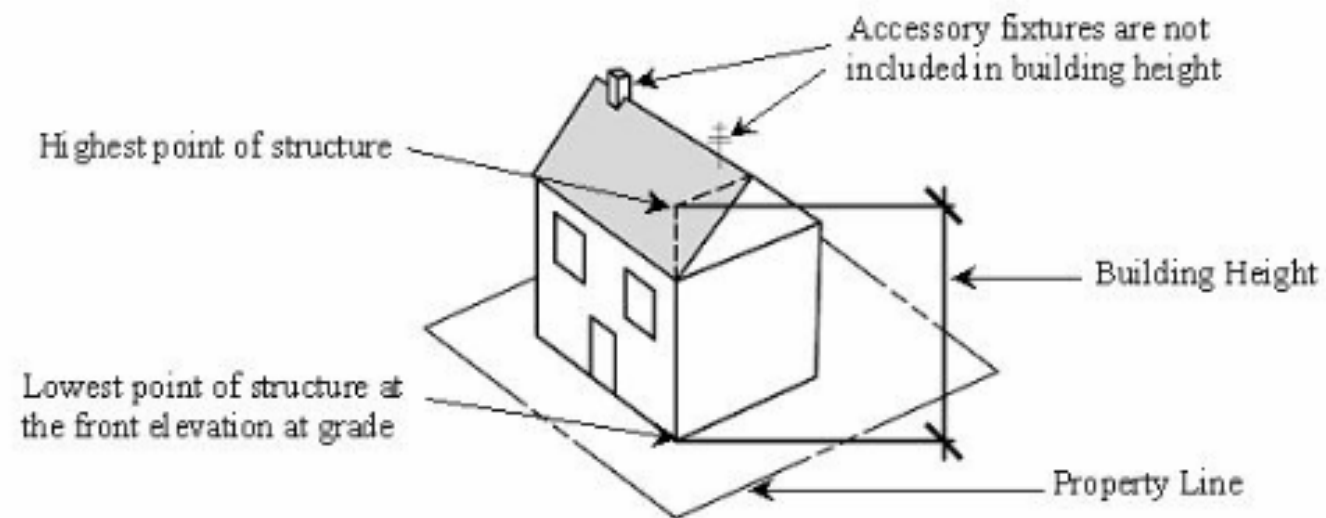
NATIONAL FLOOD INSURANCE PROGRAM



HEIGHT MEASUREMENT CITY DOCK RESILIENCY PLAN ON SCHEDULE

21.72.010 - Terms.

"Building height" means the vertical distance from the lowest point of a structure at its front elevation at grade to the highest point of the structure, not including accessory fixtures attached to the structure. See illustration.

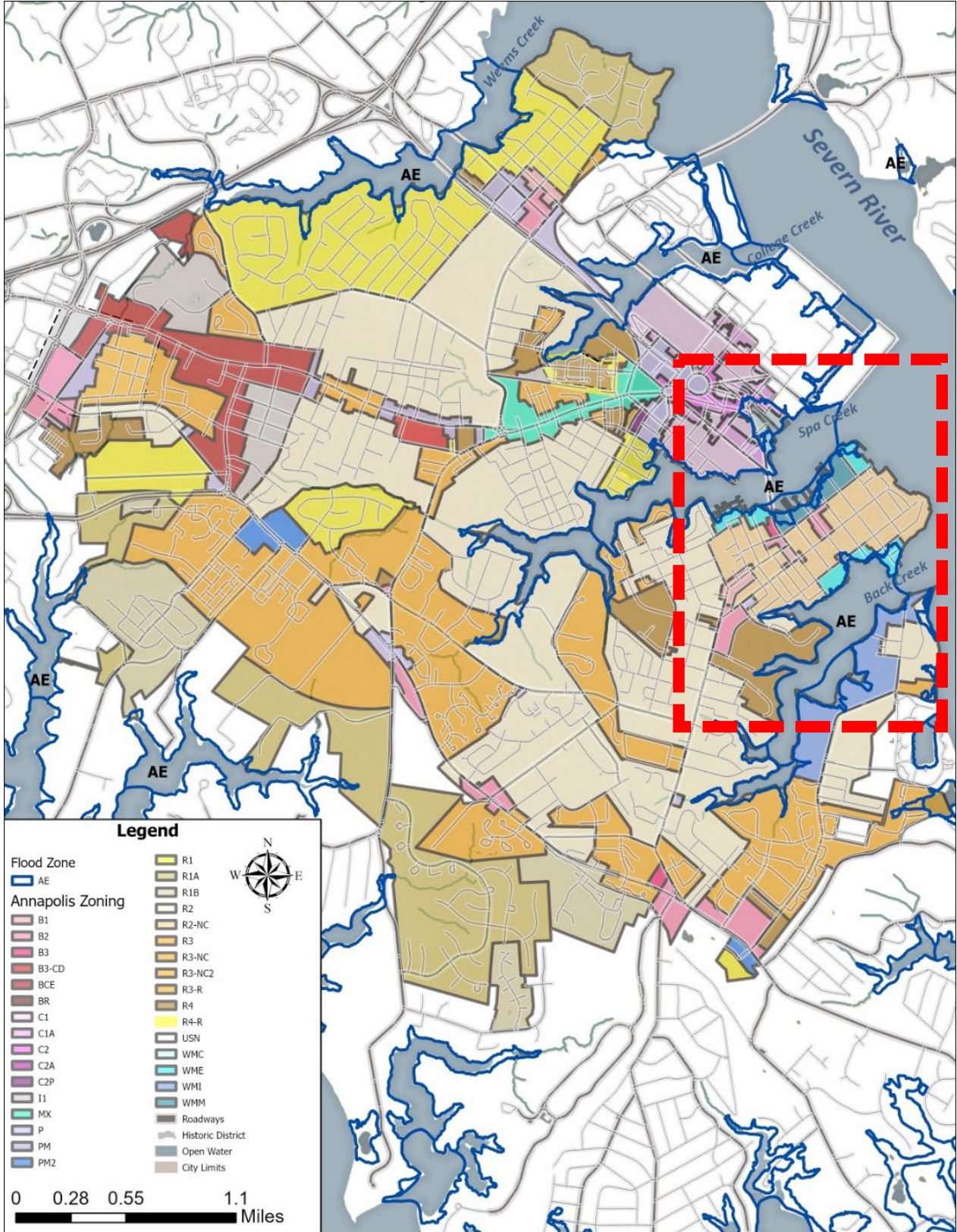


Refer to [Chapter 21.56](#) for measurement of building height in the historic district.

21.56.170 - Height measurement.

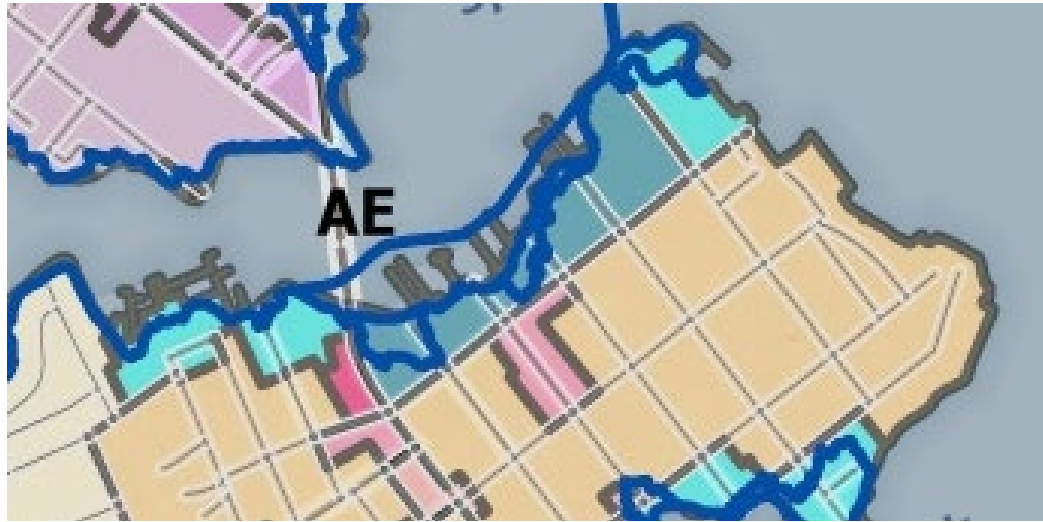
- c. For the purpose of achieving a permanent height limit, the height of a building shall not be allowed to increase because of an increase in the elevation of the front setback line occurring after the effective date of this Zoning Code.

OTHER AE FLOOD ZONES



- Waterfront
Maritime Mixed
(WMM)
- Waterfront
Maritime
Eastport (WME)

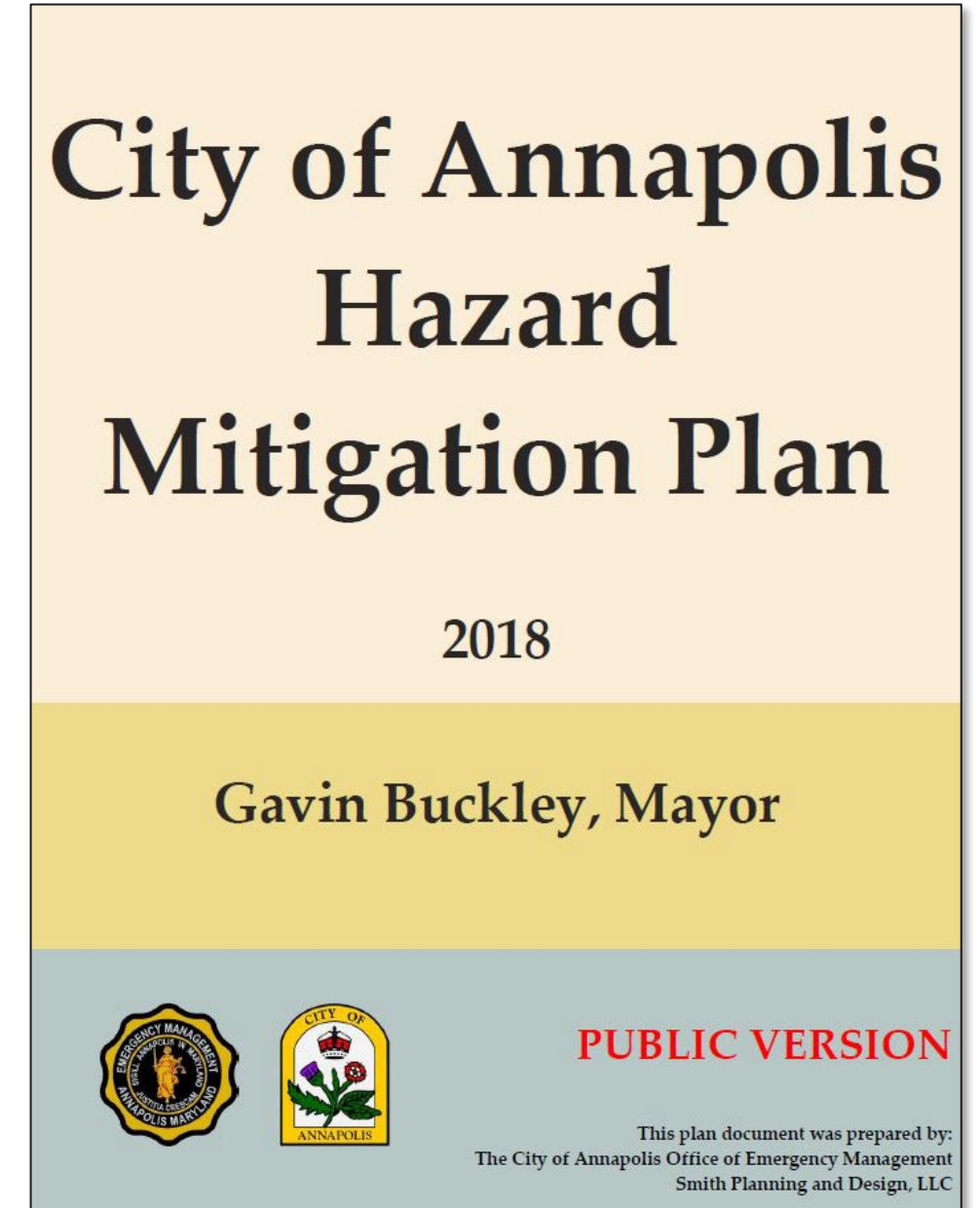
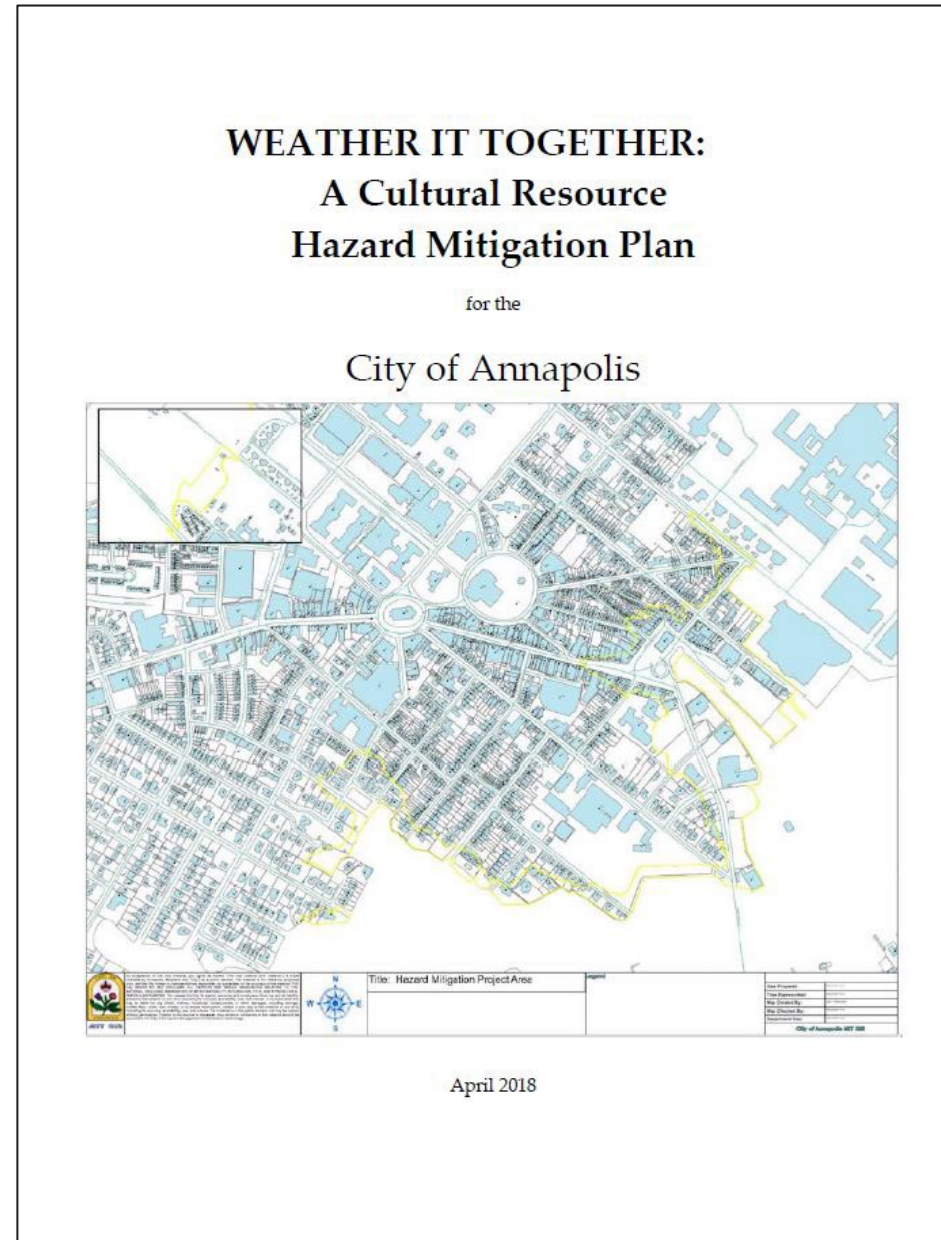
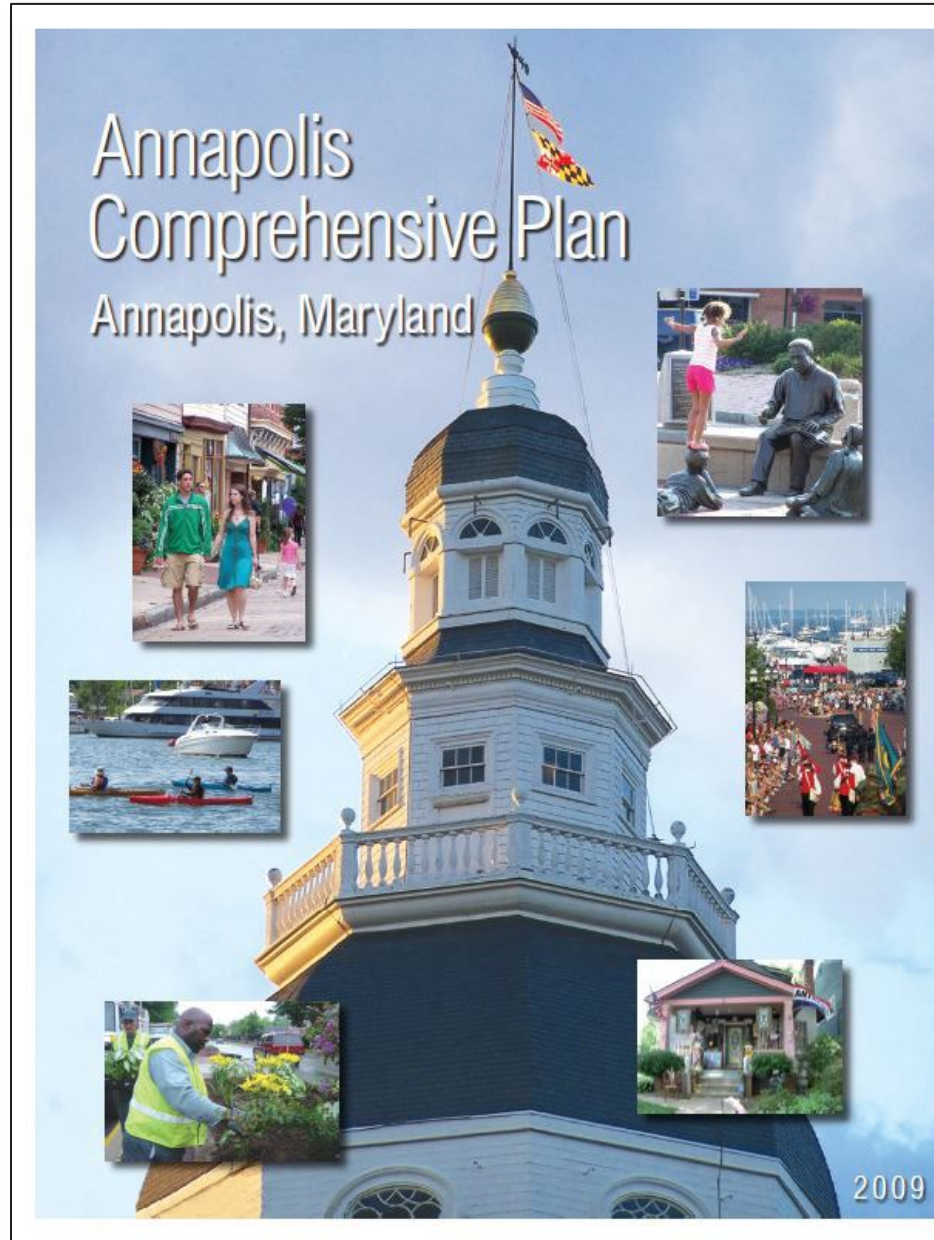
WATERFRONT MARITIME MIXED DISTRICT



21.50.290 - Bulk Regulations Table WMM District.

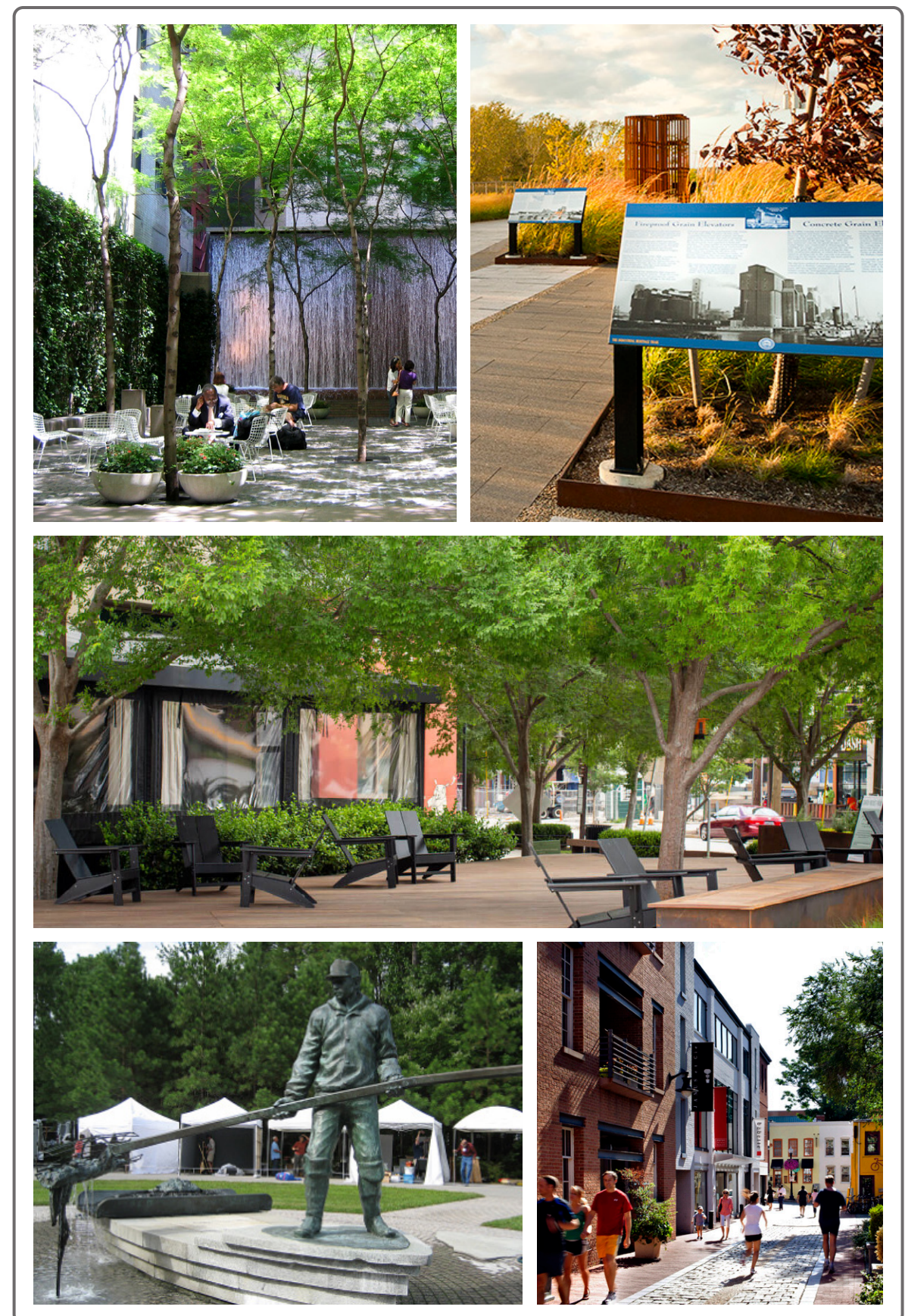
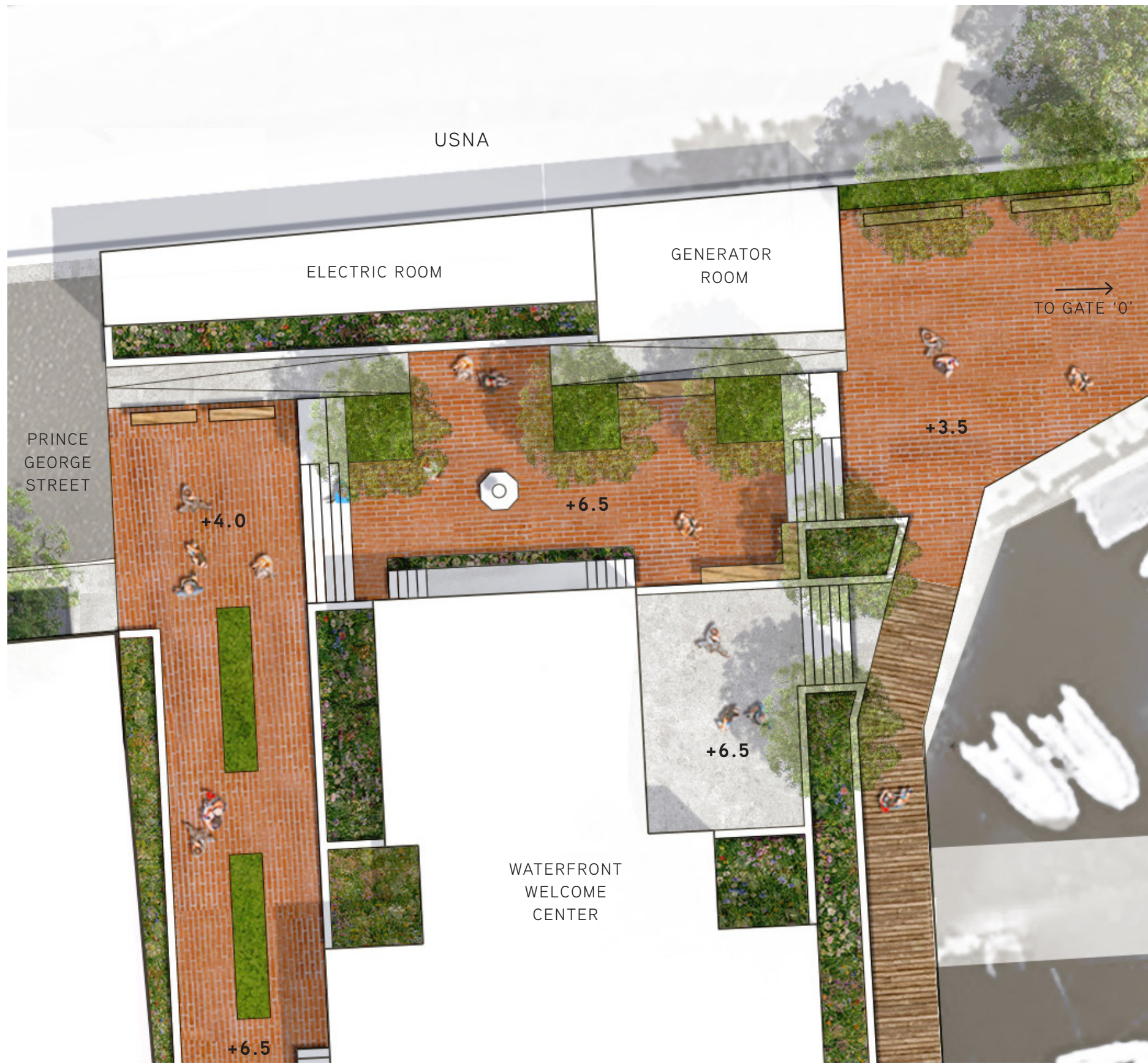
Building or structure distance from Severn Avenue	Height (maximum)	Required sky exposure plane
50 feet or less	2.5 stories not to exceed 28 feet, measured at the highest point of the structure from the existing grade along Severn Avenue.	Measured from a height of 22 feet above the yard setback from Severn Avenue and rising over a slope of three feet of horizontal distance for every two feet of vertical distance.
50 to 65 feet	Per the required sky exposure plane.	Measured from a height of 28 feet above a 50-foot setback line from Severn Avenue and rising over a slope of three feet of horizontal distance for every two feet of vertical distance
Over 65 feet	<p>(i) Structures used solely for the construction, maintenance and repair of watercraft: 45 feet</p> <p>(ii) All other structures: 3.5 stories not to exceed 38 feet, measured along all façades.</p> <p>(iii) Pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may permit an extension of the maximum ridgeline in preceding subsection (ii) to 45 feet upon findings that this would achieve a roof slope more compatible with adjacent structures and character.</p>	Measured from a height of 28 feet above any yard setback and rising over a slope of three feet horizontal distance for every two-feet of vertical distance.

RECOMMENDATIONS FROM ADOPTED PLANS



City Dock Project Moving Forward Recommend Adoption of O-15-23!

THANK YOU FOR ALL YOUR SUPPORT



PRECEDENT IMAGERY

PRINCE GEORGE ST. POCKET PARK

ANNAPOLIS CITY DOCK | SCHEMATIC DESIGN