

CITY COUNCIL OF THE
City of Annapolis

Resolution No. R-3-14

Introduced by: Alderwoman Finlayson and Alderman Arnett

Co-Sponsored by: Alderwoman Pindell-Charles, Alderman Pfeiffer and Alderman Kirby

LEGISLATIVE HISTORY			
<i>Legislative referrals are subject to City Council action at the time of introduction and are reflected in the City Council's adopted minutes</i>			
First Reading	Public Hearing	Fiscal Impact Note	90 Day Rule
1/27/14			4/25/14
Referred to	Referral Date	Meeting Date	Action Taken
Finance	1/27/14		
Economic Matters	1/27/14		

A RESOLUTION concerning

**A Committee to explore the possibility of acquiring
110 Compromise Street**

FOR the purpose of expressing the intent of the City of Annapolis to explore the possibility of acquiring the property located at 110 Compromise Street.

WHEREAS, the 2009 Annapolis Comprehensive Plan set forth certain stated objectives with respect to the Annapolis City Dock including the intent to maximize pedestrian and bicycle friendly features, to create and enhance open spaces, accommodate boating access to the dock area by the public, to facilitate hosting of public events, to clear areas of parking spaces to create more public space and to assist existing Dock Street merchants by providing transportation access and availability of parking areas; and

WHEREAS, the Mayor directed the appointment in 2010 of a citizens' committee known as the City Dock Advisory Committee to advise the City as to the rejuvenation of the City Dock area; and

WHEREAS, the City Dock Advisory Committee recommended to the City Council in July 2011 certain Visions and Guiding Principles regarding the City Dock area including gradual improvement with emphasis on maintaining the integrity of the Colonial Annapolis Historic Landmark District, including historic layout, scale, vistas, high quality walkable public open spaces, toward balance in transportation on City Dock greening and sustainability of City Dock areas and encouraging public art and nurturing the uniqueness of Place; and

WHEREAS, such Visions and Guiding Principles were to form the foundation of a City Dock Master Plan drafted under the supervision of the City Dock Advisory Committee; and

1 **WHEREAS**, the City Dock Advisory Committee supervised the completion of a draft of a City Dock
2 Master Plan and forwarded such document to the City Council in 2012; and

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4 **WHEREAS**, the City Council adopted Resolution R-49-12 on October 28, 2013, adopting the
5 City Dock Master Plan, as amended, as an addendum to the 2009 Annapolis
6 Comprehensive Plan; and

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8 **WHEREAS**, the City Dock Master Plan calls for removal of the existing building located at 110
9 Compromise Street (the "Property") in order to restore the historic and scenic
10 viewshed of the Annapolis Harbor, creation of a public promenade across the
11 waterfront of the Property, limitations on the size and height of any buildings
12 constructed on the property, creation of public open spaces on and adjacent to the
13 Property, narrowing of Compromise Street and establishment of bicycle
14 lane, and wider sidewalks and enhanced landscaping across the frontage area of
15 the Property; and

16
17 **WHEREAS**, the design and construction of enhanced flood mitigation structures such as seawalls would
18 be facilitated if the City obtained ownership and access to the Property at 110
19 Compromise Street, thereby connecting the properties already owned by the City
20 (presently utilized as parking lots) known as the Donner Lot and the Newman Street
21 Lot with the Property, and also thereby avoiding redevelopment and new building
22 construction within the 100 year floodplain and hurricane flood zone containing the
23 Property; and

24
25
26 **WHEREAS**, acquisition of the property would facilitate creation of additional green space, open space
27 and space for public art; and

28
29 **WHEREAS**, while the City Dock Master Plan designates the Property as an "opportunity site" and a
30 "development area" and recommends that the Property be rezoned to allow uses
31 compatible with surrounding commercial properties and to allow uses currently allowed
32 in a C2 zoning district, acquisition of the Property by the City would allow control by the
33 City of all future use, development and construction on the Property.

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35 ~~**NOW, THEREFORE, BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL**~~ that the City Council
36 shall appoint a committee to enter discussions with the owners of the above mentioned Property, and if
37 successful, that the City should proceed to secure the funding for such purchase.

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40 **NOW, THEREFORE, BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** THAT THE CITY
41 COUNCIL SHALL APPOINT A COMMITTEE TO EXPLORE THE POSSIBILITY OF ACQUIRING THE
42 PROPERTY LOCATED AT 110 COMPROMISE STREET. THE FIVE MEMBER COMMITTEE WILL BE
43 COMPRISED OF THE ALDERMEN REPRESENTING WARDS 1 AND 8, THE CITY MANAGER, A REAL
44 ESTATE ATTORNEY, AND A PROFESSIONAL DEVELOPER. THE COMMITTEE SHALL BE CHAIRED
45 BY THE ALDERMAN FROM WARD 1 AND CONFIRMED BY THE CITY COUNCIL AT THE APRIL 7,
46 2014 MEETING. THE DIRECTORS OF PUBLIC WORKS, FINANCE, PLANNING AND ZONING, THE
47 DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS, CITY ATTORNEY, AND
48 THE ECONOMIC DEVELOPMENT CORPORATION WILL BE BROUGHT IN ON AN AS NEEDED
49 BASIS. OTHER RESOURCES AND EXPERTISE MAY BE REQUESTED AS NEEDED BY THE
50 COMMITTEE.

51
52 **AND BE IT FUTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** THAT IF THE COMMITTEE
53 RECOMMENDS THAT THE PURCHASE OF THE PROPERTY IS ECONOMICALLY FEASIBLE AND
54 BENEFICIAL TO THE CITY, AT A PRICE AGREED UPON WITH THE CURRENT OWNERS OF THE
55 PROPERTY, THEN THE COMMITTEE SHALL WORK WITH THE CITY COUNCIL TO PROPOSE

1 LEGISLATION NECESSARY TO COMPLETE THE POTENTIAL TRANSACTION TO SERVE THE
2 OBJECTIVES OUTLINED IN THIS RESOLUTION.
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5 **ADOPTED** this _____ day of _____, 2014.
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8 ATTEST:

THE ANNAPOLIS CITY COUNCIL

9
10
11 _____
12 Regina C. Watkins-Eldridge,
13 MMC, City Clerk
14

BY _____
Michael Pantelides, Mayor

Staff Report

Resolution R-3-14

Purchase of Property located at 110 Compromise Street

The proposed resolution would express the intent of the City of Annapolis City Council to explore the possibility of acquiring the property located at 110 Compromise Street.

The City Council adopted Resolution R-49-12 on October 28, 2013, adopting the City Dock Master Plan, as amended, as an addendum to the 2009 Annapolis Comprehensive Plan.

The design and construction of enhanced flood mitigation structures such as seawalls would be facilitated if the City obtained ownership and access to the Property at 110 Compromise Street, thereby connecting the properties already owned by the City (presently utilized as parking lots) known as the Donner Lot and the Newman Street Lot with the Property, and also thereby avoiding redevelopment and new building construction within the 100-year floodplain and hurricane flood zone containing the Property. Furthermore, while the City Dock Master Plan designates the Property as an “opportunity site” and a “development area” and recommends that the Property be rezoned to allow uses compatible with surrounding commercial properties and to allow uses currently allowed in a C2 zoning district, acquisition of the Property by the City would allow control by the City of all future use, development and construction on the Property

Prepared by Jessica Cowles, Legislative and Policy Analyst, in the Law Office at JCCowles@annapolis.gov or 410-263-1184.