

CITY DOCK RESILIENCY PROJECT: COUNCIL PRESENTATION

FEBRUARY 2, 2026

CAPE MAY BAY



CITY DOCK RESILIENCY PROJECT

RESILIENCY

- FLOODING & ECONOMIC IMPACT
- PARK AS FLOOD PROTECTION

MWC / BURTIS HOUSE / PRINCE GEORGE ST. PARK

- PARTNERS
- WATERFRONT USES
- OPPORTUNITIES

WE CAN DO BETTER!

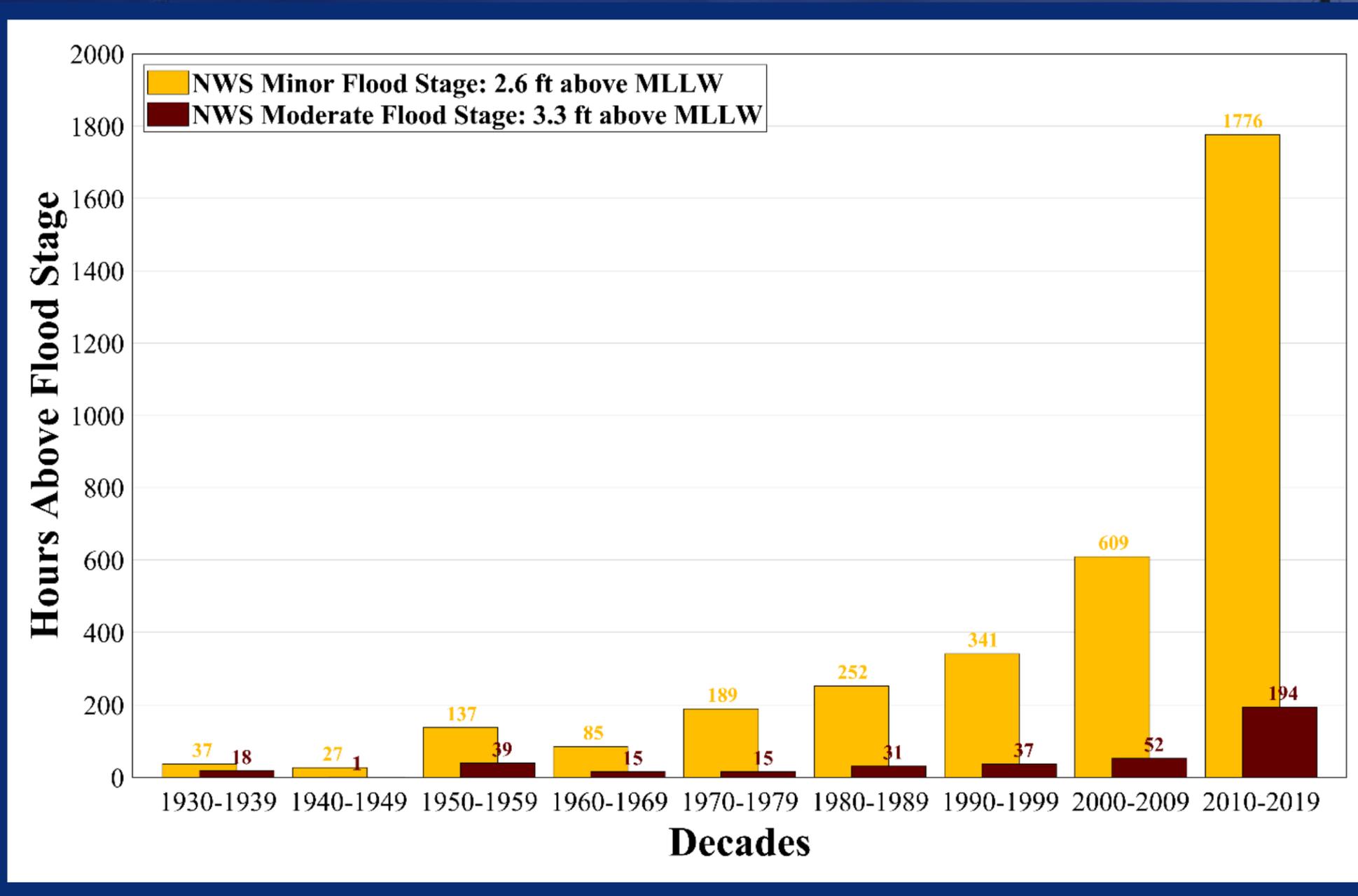


URGENT ACTION NEEDED!

- 2024 HAD 2 TOP 10 ALL-TIME FLOODING EVENTS
- +120 FLOODING EVENTS IN 2024
PRIOR RECORD 65 FLOODING EVENTS IN 2019
- ANNAPOLIS FORECASTS OVER \$125M IN ECONOMIC COSTS BY 2055 IN THE ABSENCE OF MAJOR FLOOD MITIGATION ACTIONS



CITY IS AT A TIPPING POINT FLOODING IN ANNAPOLIS



Hours above flood stage by decade in Annapolis. The number of hourly water level observations in Annapolis above minor and moderate flood stages by decade, as defined by the NWS Baltimore/Washington WFO.

Data are from the National Oceanic and Atmospheric Administration (NOAA) Annapolis Tide Gauge Station #8575512. Figure from Davies, A.R., J.P. Smith, D.S. Mandell, G. Davis, and F.Y. Wan, 2021: Sustained Wind Forcing and Water Level Anomalies in Annapolis, Maryland, Earth Interactions, doi: 0.1175/EI-D-21-0013.1



COMMITMENT TO COMMUNITY: BUILDING CONSENSUS

100+ MEMBERS OF CITY DOCK ACTION COMMITTEE

2019-2026

7 YEAR ROBUST COMMUNITY ENGAGEMENT

- 150 PUBLIC WORK SESSIONS/HEARINGS**
- +/- 350 STAKEHOLDER MEETINGS**
- NINE TEAMS: EXPERTS IN FINANCE, DESIGN, RESILIENCY, PARKING / TRANSPORTATION, MARITIME, BUSINESS, RESIDENTS, PRESERVATION**

CITY DOCK PARK RESILIENCY PROJECT: COMMITMENT TO PRESERVING OUR FUTURE

- A STRONGER MORE RESILIENT ANNAPOLIS
- A TRANSFORMATIVE DOWNTOWN EXPERIENCE
- HONORING OUR RICH AND DIVERSE HERITAGE
- UNLOCKING ACCESS TO THE WATER FOR ALL



MILLS-HILLMAN GARAGE OPERATING SUCCESSFULLY P3 PARTNERSHIP MODEL - NEW 588 SPACE GARAGE

- PUBLIC / PRIVATE PARTNERSHIP TO LEVERAGE REVENUE-GENERATING ASSETS
- PROVIDES SIGNIFICANT ANNUAL REVENUE FOR CITY TRANSIT
- FUNDS MAJOR UP-FRONT COSTS FOR DESIGN AND CONSTRUCTION OF CITY DOCK RESILIENCY PROJECT - \$24.5M



CITY DOCK RESILIENCY PROJECT 2019-2026

HOW FAR WE HAVE COME!

1. CDAC CONSENSUS CITY DOCK RESILIENCY PLAN

- CDAC MEETING MARCH-NOV. 2019
- PRESENT TO COUNCIL JAN. 2020

2. MILLS-HILLMAN GARAGE - SUCCESSFUL P3 JUNE 14TH, 2023

- 588 SPACES
- REVENUE STREAM - OUT PERFORMING EXPECTATIONS

3. CITY DOCK PHASE ONE

- SITE PLAN APPROVED MARCH 2024
- AMENDMENT APPROVED SEPT. 2024

4. MARITIME WELCOME CENTER / PRINCE GEORGE ST. PARK

- MHT APPROVAL AUG. 2024
- P/C & HPC APPROVALS MARCH 2025

5. BURTIS HOUSE

- MHT REVIEW JULY 2025
- HPC REVIEW SEPT. 2025

6. UTILITIES UNDERWAY APRIL 2025

7. GROUNDBREAKING NOV. 2025

CITY DOCK - BEFORE CONSTRUCTION



CITY DOCK PARK



CITY DOCK - PHASE 1 & 2

RESILIENT PARK

- PROTECTS DOWNTOWN FROM FLOODING
- FREE FAMILY ACTIVITY FOR EVERYONE
- ENTERTAINMENT FOR ALL AGES
- ENERGIZES / ACTIVATES CITY DOCK
- HOSTING EVENTS OF ALL SIZES
- RESPITE FOR ALL ANNAPOLITANS
- OFFERING SHADE AT CITY DOCK

PC AND HPC APPROVED SITE PLAN - PHASE 1 & 2



CITY DOCK - PHASE 1

MARITIME WELCOME CENTER

UNESCO PORT MARKER

SUSAN CAMPBELL PARK

PERGOLA / STAGE

PEDESTRIAN "STREET"

DOCK STREET PARK

ACTIVE PARK

EGO ALLEY

CELEBRATING LEGACY OF CITY DOCK ANNAPOLIS' CULTURAL LEGACY - INDUSTRIOUSNESS



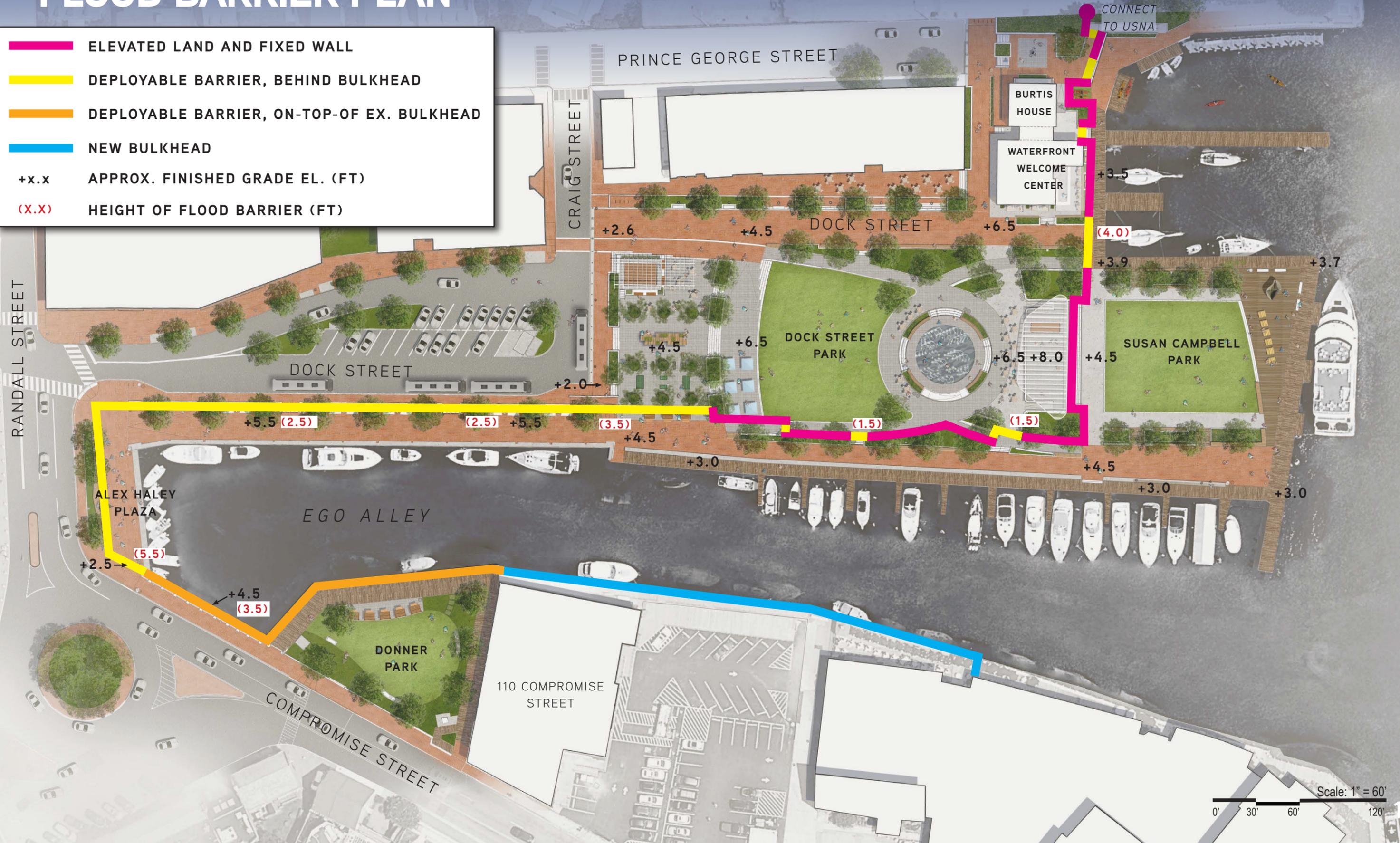
CITY DOCK GROUNDBREAKING

NOVEMBER 3RD, 2025



FLOOD BARRIER PLAN

	ELEVATED LAND AND FIXED WALL
	DEPLOYABLE BARRIER, BEHIND BULKHEAD
	DEPLOYABLE BARRIER, ON-TOP-OF EX. BULKHEAD
	NEW BULKHEAD
+x.x	APPROX. FINISHED GRADE EL. (FT)
(x.x)	HEIGHT OF FLOOD BARRIER (FT)



CONSTRUCTION PHASING

PHASE 1A & 1B
(STAGING)

PHASE 1A & 1B

REACHING OUT TO BUSINESSES

1. CITY ACTIONS

- RAPID RESPONSE: ONE ON ONE BUSINESS MEETINGS
- DEDICATED BRANDING CAMPAIGN

2. SUGGESTED SOLUTIONS

- RE-STRIPE PARKING

3. DIRECT FEEDBACK LOOP

MARITIME WELCOME CENTER MOMENTUM & PARTNERS FOR OUR STATE CAPITAL

- ANNE ARUNDEL COUNTY
- USNA
- VISIT ANNAPOLIS



CURRENT CONDITIONS & CONNECTION TO USNA



+2.04
Existing Grade



ELEVATED PRINCE GEORGE ST. PARK



+9.92 USNA WALL

+8.00 SEA WALL BEYOND

+6.50 PRINCE GEORGE STREET PARK

CONNECTING TO USNA: PRINCE GEORGE ST. PARK



HARBORMASTER / MARITIME WELCOME CENTER

HOW WE GOT HERE: MULTI-YEAR ENGAGEMENT

+ 100 Stakeholder Mtgs 2023-2026

WARD BASED OUTREACH	SEPT 23 - DEC 23
CDAC DESIGN TEAM	SEPT 23 - DEC 23
CDAC FULL COMMITTEE	SEPT 23
PLANNING COMMISSION / HISTORIC PRESERVATION COMMISSION	OCT 23
CITY COUNCIL	OCT 23
STAKEHOLDER GROUPS	OCT 23
ALL 8 CITY WARDS	OCT 23 - DEC 23
MARITIME	OCT 23 - JAN 24
BUSINESS BASED ORGANIZATIONS	OCT 23 - JAN 24
CIVIC/NON-PROFIT ORGANIZATIONS	OCT 23 - JAN 24
ONGOING STAKEHOLDERS (EST +40)	OCT 23 - JAN 24
CDAC DESIGN TEAM - SUPPORTS	APR 2024
CITY COUNCIL	MAY 24
PLANNING COMMISSION & HPC	MAY 24
ON-SITE COMMUNITY WIDE WORK SESSION	MAY 24
BUSINESSES/STAKEHOLDERS OUTREACH	JUNE - NOV 2024
COMMUNITY-WIDE 'BRIEFING UPDATE'	JULY 2024
P/C & HPC	OCT 2024
P/C	DEC 2024-2025
HPC WORK SESSION	JAN 2025
HPC	FEB 2025
MHT	APRIL-SEPT 2025
MACO	MAY 2025
BUSINESSES	MAY-JUNE 2025
RESILIENCE AUTHORITY	JUNE 2025
CITY COUNCIL	JULY 2025
MD MUNICIPAL LEAGUE	AUG 2025
P3	SEPT 2025
MDEM	JAN 2026



HISTORIC PHOTOGRAPH OF BURTIS HOUSE &
ADJACENT STRUCTURES C.1899



MARITIME
WELCOME
CENTER

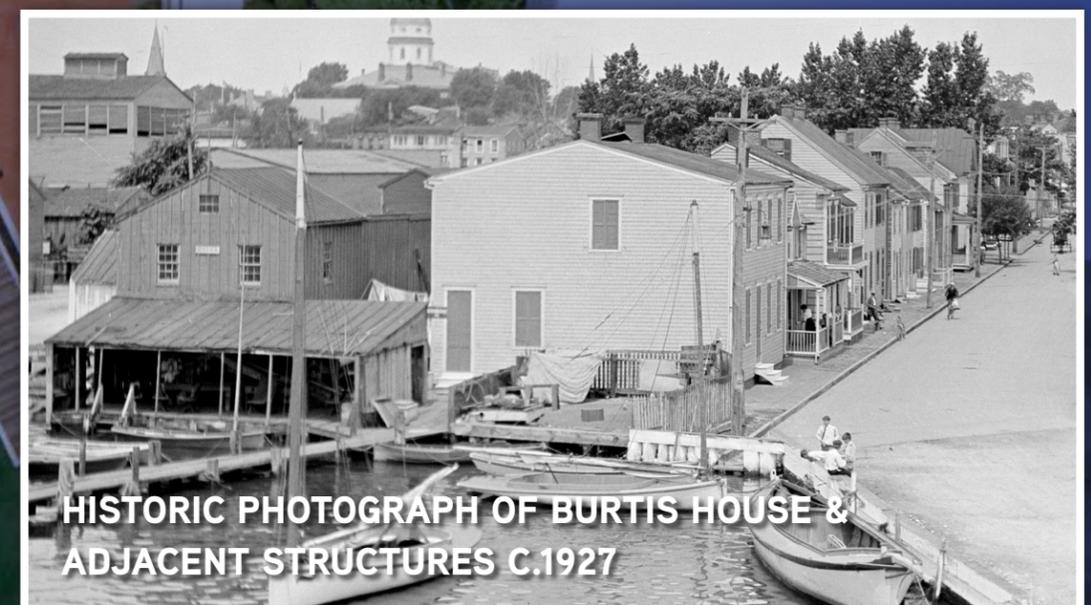
BURTIS
HOUSE

MARYLAND HISTORIC TRUST SUPPORTS MWC

- **VOLUMETRIC CONCEPT ALLOWS NEW CONSTRUCTION TO BE COMPATIBLE WITH THE EXISTING STRUCTURE**
- **CONNECTION TO & ACCESSIBILITY FOR BURTIS HOUSE TO ACTIVATE THE HISTORIC STRUCTURE**
- **CONNECTION IS MADE TO REAR OF BURTIS HOUSE REPLACING A TWO-STORY NON-HISTORIC ADDITION, REDUCING IMPACT**

MARITIME
WELCOME
CENTER

BURTIS
HOUSE



HISTORIC PHOTOGRAPH OF BURTIS HOUSE &
ADJACENT STRUCTURES C.1927

CITY REDESIGNED TO MEET MHT RECOMMENDATIONS

1. PULL DECK AND STAIRS AWAY FROM SE ELEVATION OF BURTIS
2. MAKE STAIRS LESS VISIBLE FROM BURTIS FAÇADE VIEW
3. MOVE SECONDARY EGRESS TO REAR ELEVATION
4. LIMIT IMPACT OF HYPHEN CONNECTION



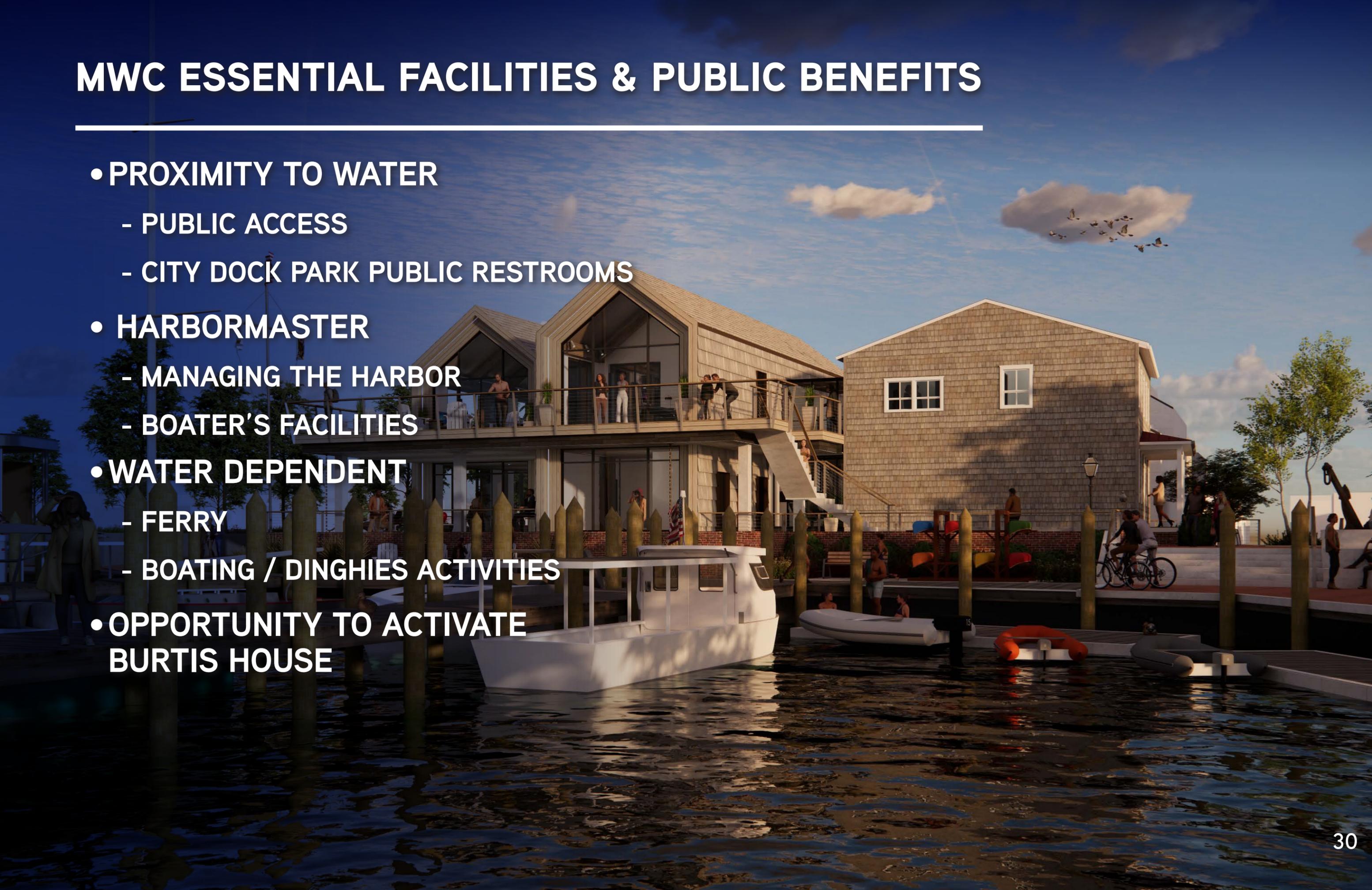
DOCK STREET PERSPECTIVE

- HPC REQUESTED THAT THE BUILDING ADDRESS DOCK STREET WITH A MAIN ENTRANCE
- SUGGESTED BUILDING IDENTIFICATION AND WAYFINDING
- INCREASED DEFINITION AT THE CORNICE LINE



MWC ESSENTIAL FACILITIES & PUBLIC BENEFITS

- PROXIMITY TO WATER
 - PUBLIC ACCESS
 - CITY DOCK PARK PUBLIC RESTROOMS
- HARBORMASTER
 - MANAGING THE HARBOR
 - BOATER'S FACILITIES
- WATER DEPENDENT
 - FERRY
 - BOATING / DINGHIES ACTIVITIES
- OPPORTUNITY TO ACTIVATE BURTIS HOUSE



PERSPECTIVE FROM SUSAN CAMPBELL PARK





THANK YOU!