

An aerial architectural rendering of a waterfront development. The scene features a large green lawn in the center, a circular paved plaza with a fountain, and a modern building with a glass facade and a balcony. To the left, a red brick walkway runs along the water, with several white boats docked. To the right, a wooden boardwalk with benches and trees runs along the water. In the background, a large stadium with a blue and white checkered roof is visible. The overall atmosphere is vibrant and modern.

# EXPERIENCING CITY DOCK

MARYLAND ASSOCIATION OF COUNTIES  
MAY 13, 2025



An aerial photograph of a harbor area. On the left, a large number of white boats are docked at a pier. In the center, there are several large parking lots filled with cars. A large, multi-story brick building is situated near the water. To the right, there are more buildings and a basketball court. The foreground shows a large, curved structure with a green, ribbed roof. The background is filled with residential houses and trees.

**WE CAN DO  
BETTER!**

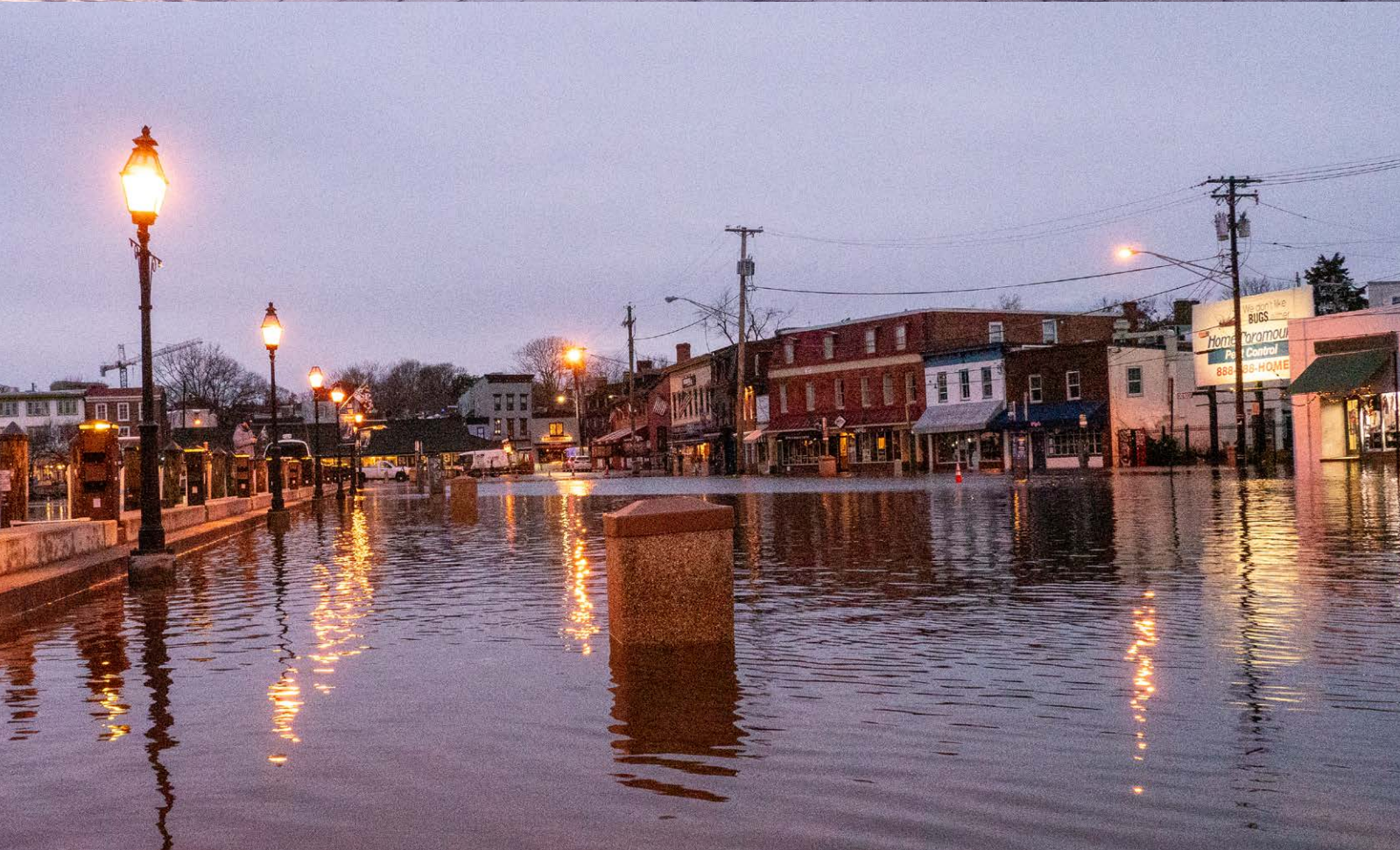
.....

**A SEA OF PARKING!**



# URGENT ACTION NEEDED!

ON PACE FOR +120 FLOODING EVENTS IN 2024  
PRIOR RECORD 65 FLOODING EVENTS IN 2019





# CITY DOCK ACTION COMMITTEE



100 MEMBER CDAC:  
CONSENSUS PLAN DEMANDS ACTION!

CITY COUNCIL AND PLANNING COMMISSION  
ENDORSE PLAN



# CITY DOCK RESILIENCY PROJECT: SUCCESSFUL FINANCIAL MODEL

---

**P3 Partnership**

**GO Bonds**

**City Refinances Sub Debt with  
Bonds—Saves +\$31.6**





# SUCCESS! Hillman and City Dock Financial Partnership

- MEDCO Concessionaire
- \$68,644,523 Senior and Subordinate Bonds Placed through Morgan Stanley
- \$47,118,367 Senior Debt
- \$21,426,237 Subordinate Debt



# City Dock Resiliency Project Moving Forward!



## **P3 PARTNERSHIP: SUCCESSFUL FINANCIAL MODEL**

- **Funded construction of new 588 space garage**
- **Provides significant annual revenue for City Transit**
- **Funds major up-front costs for design and construction of City Dock resiliency project**



# New Hillman Garage 588 Parking Spaces

.....

**JUNE 14, 2023**  
**CITY DOCK PROJECT:**  
**PHASE ONE COMPLETE!**





# Funding for City Dock Resiliency Project

TOTAL PROJECT COST:	\$72 M
STATE OF MARYLAND:	\$10 M
FEDERAL EDA:	\$3.2 M
FEDERAL DELEGATION DIRECT SPENDING:	\$3.4 M
CONCESSION PAYMENT/GOBONDS (SUB DEBT):	\$24.5 M
COMPROMISE ST. PHASE ONE TOTAL:	\$22 M
COMPROMISE ST. PHASE TWO TOTAL:	\$7 M
STATE OF MARYLAND COMPROMISE ST:	\$5.1 M
FLOOD PROJECT FEDERAL GRANT:	\$3.4 M
CITY	\$1.3 M





# CITY DOCK RESILIENCY PROJECT MOVING FORWARD 2025-2026

An aerial photograph of a coastal town, likely Annapolis, Maryland. The town is built on a peninsula, with a harbor filled with numerous sailboats and yachts. The town features a mix of historic brick buildings and modern structures. A prominent white church steeple is visible on the left side of the town. The harbor is bordered by a long pier and several smaller docks. The water is a deep blue, and the sky is clear. The overall scene depicts a vibrant, historic coastal community.

- **Hillman Garage Completed Ahead of Schedule**
- **Multi-faceted Resiliency Construction Underway**
- **Active City Dock Park: Site Plan Approved**
- **Enhanced Park Design with Cultural Legacy Approved**
- **Redesigned Maritime Welcome Center and Prince George Street Park Approved**



# WHY SUCCESS?

- URGENCY
- FINANCING
- PARTNERSHIPS
- MOMENTUM







**MAYOR BUCKLEY REPORTING ON FLOODING**



The background image shows a flooded urban street. In the foreground, there is a large body of blue water. In the middle ground, a dark-colored police car with 'POLICE' and '911' markings is parked on a raised section of the street. Behind the car, there are several multi-story buildings, including a prominent white one with many windows. To the left, there's a building with a dark roof and yellow structural elements. The sky is overcast and grey. The text 'RESILIENCY APPROACH:' is overlaid in large white letters on the right side of the image.

# RESILIENCY APPROACH:

.....

## PROTECT DOWNTOWN AND USNA

- TIERED APPROACH FOR LINE OF DEFENSE:  
FLOOD PROTECTION SYSTEM FROM GATE  
ZERO TO NEWMAN ST

### A. RAISED ELEVATIONS

- ELEVATES BULKHEAD TO CONTINUOUS 5'

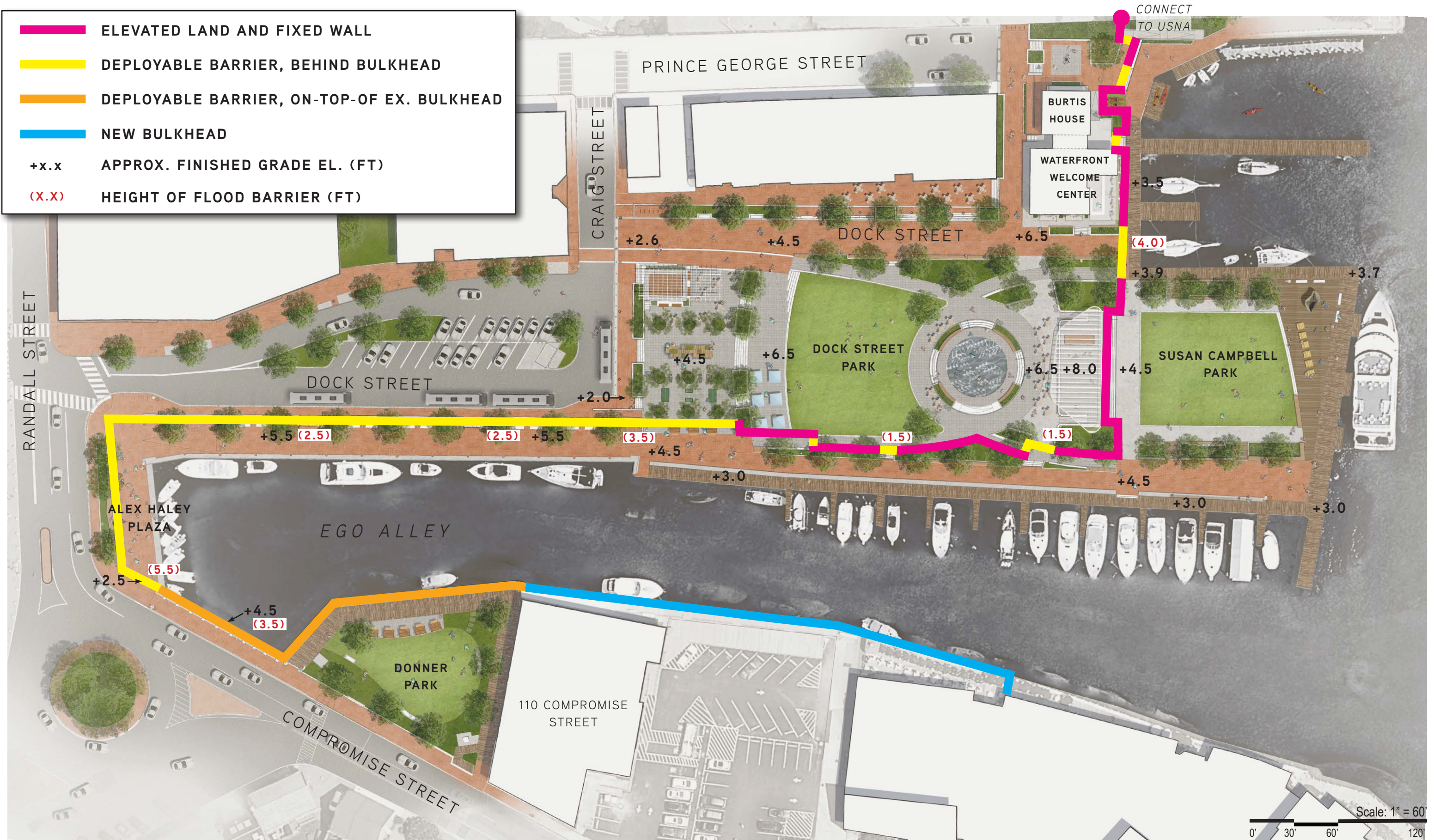
### B. FLOOD DEVICES

- DEPLOYABLE BARRIER BEHIND BULKHEAD  
FOR PROTECTION UP TO 8'

### C. NATURAL LAND BARRIER

- TERRACED PARK PROVIDES NATURAL LAND  
BARRIER UP TO 8'
- LAWNS, RAIN GARDENS, SHADE TREES TO  
MITIGATE FLOODING AND HEAT ISLAND





FLOOD BARRIER PLAN

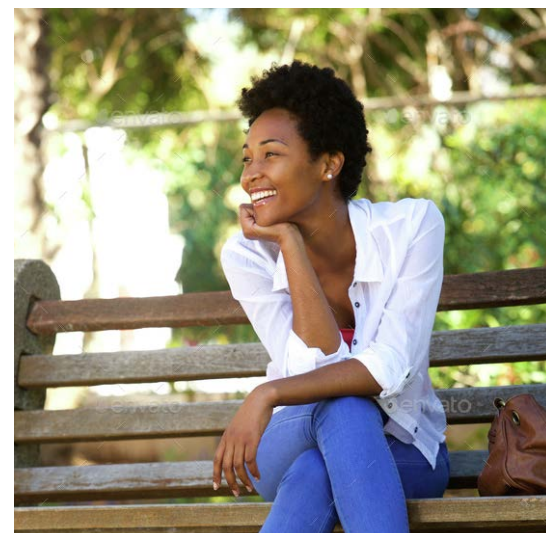


# CITY DOCK PARK SITE PLAN





# HOW EVERYONE CAN EXPERIENCE CITY DOCK PARK!







MARITIME WELCOME  
CENTER

UNESCO  
PORT MARKER

SUSAN CAMPBELL  
PARK

PERGOLA /  
STAGE

INTERACTIVE  
FOUNTAIN

DOCK STREET  
PARK

PEDESTRIAN  
"STREET"

ACTIVE PARK

EGO ALLEY







# HONORING / CELEBRATING ANNAPOLIS' DIVERSE LEGACY





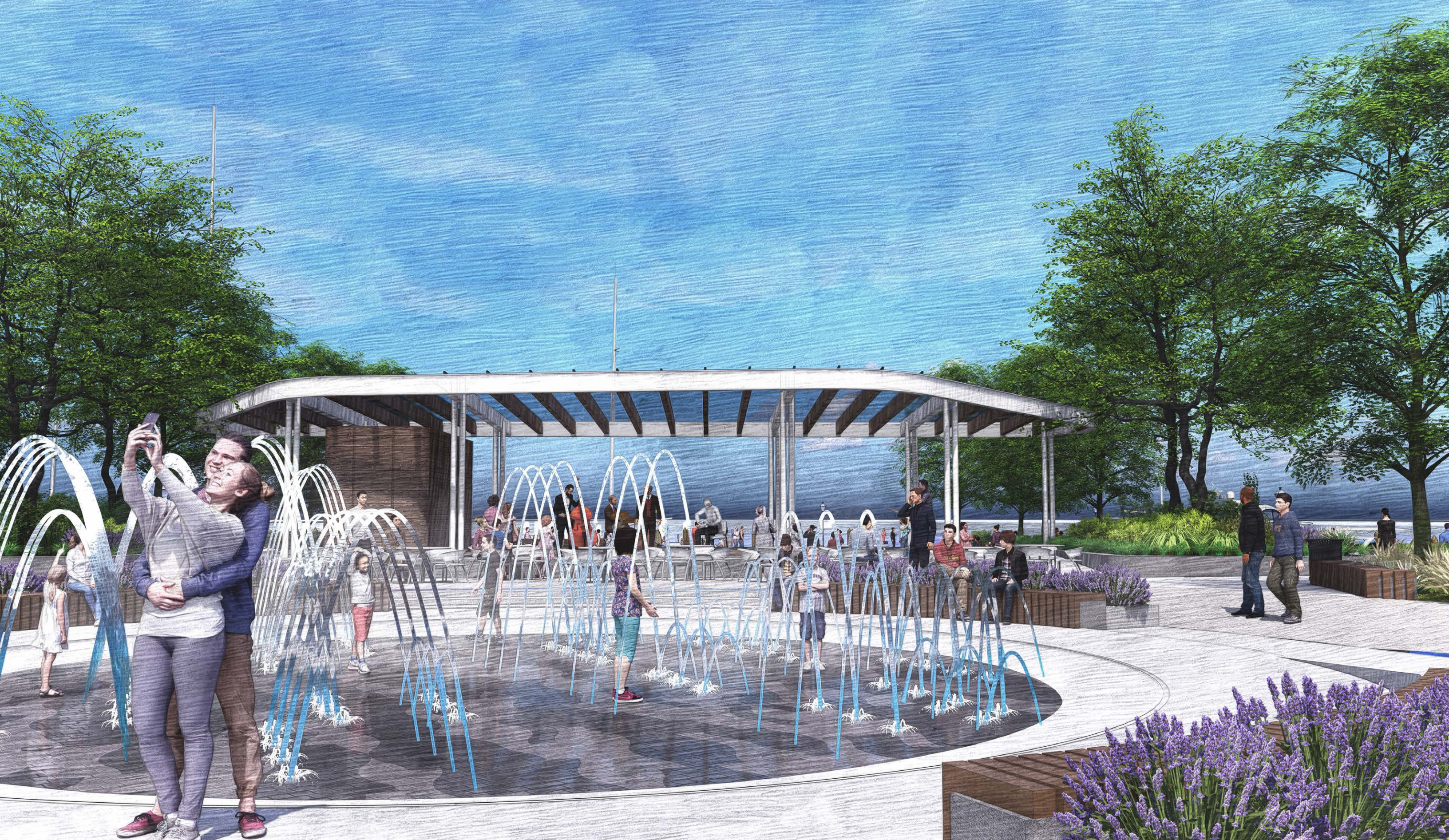
# CULTURAL LEGACY ICONIC IMAGES













# HARBORMASTER / MWC

## HOW WE GOT HERE: MULTI-YEAR ENGAGEMENT

+ 100 Stakeholder Mtgs Since 2023-2025

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



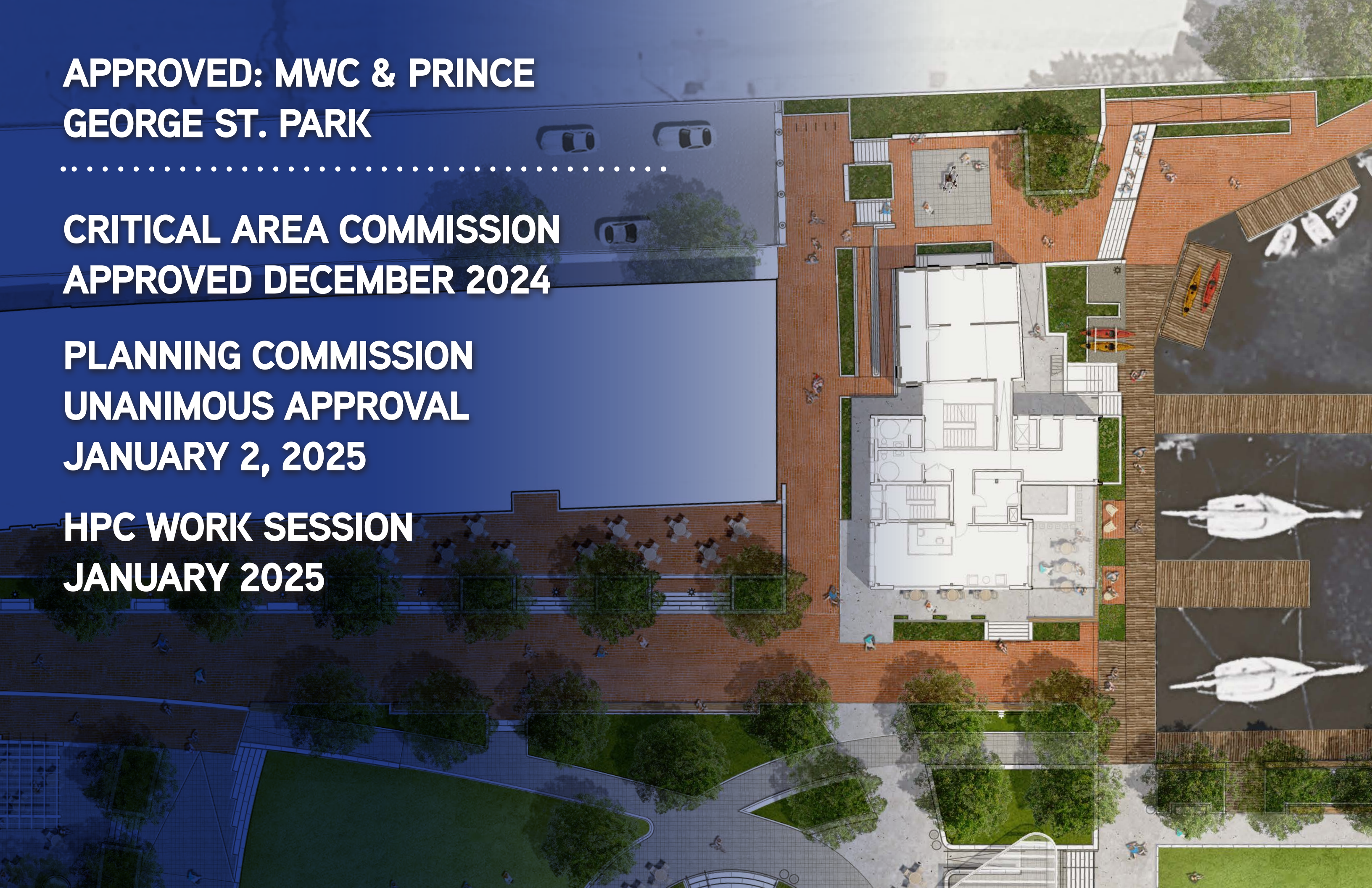
**APPROVED: MWC & PRINCE  
GEORGE ST. PARK**

---

**CRITICAL AREA COMMISSION  
APPROVED DECEMBER 2024**

**PLANNING COMMISSION  
UNANIMOUS APPROVAL  
JANUARY 2, 2025**

**HPC WORK SESSION  
JANUARY 2025**







## Building Entrance Perspective

Maritime Welcome Center & City Dock Park  
May 13, 2025





## Susan Campbell Park Perspective

Maritime Welcome Center & City Dock Park  
May 13, 2025





## Waterfront Perspective

Maritime Welcome Center & City Dock Park  
May 13, 2025



# PRINCE GORGE STREET PARK

USNA

## PARK DESIGN/RESILIENCY CLOSELY COORDINATED WITH USNA















## Prince George Street Park - Entry Stair

Maritime Welcome Center & City Dock Park  
May 13, 2025









THANK YOU!