

Request for Proposals

Annapolis Waterworks Resilience Park

260 Defense Highway - Annapolis, Maryland 21401

Released September 20th, 2024 ~ Proposals Due November 22, 2024



RESILIENCE
AUTHORITY
Annapolis and Anne Arundel County

The Resilience Authority of Annapolis and Anne Arundel County
Arundel Center at 44 Calvert Street
Annapolis, Maryland 21401

**IN PARTNERSHIP WITH THE CITY OF ANNAPOLIS,
THE RESILIENCE AUTHORITY OF ANNAPOLIS AND ANNE ARUNDEL COUNTY
REQUEST FOR PROPOSALS TO PROVIDE PROFESSIONAL SERVICES FOR THE
WATERWORKS RESILIENCE PARK**

PROPOSALS DUE November 22, 2024

ORGANIZATIONAL INFORMATION:

Name: The Resilience Authority of Annapolis and Anne Arundel County

Address: Arundel Center at 44 Calvert Street, Annapolis, Maryland 21401

Contact Person(s): Matthew Fleming, Director

Phone: (443) 370 6951 **Email:** matthew.fleming@aacounty.org

Summary Statement: The City of Annapolis (City), in partnership with the Resilience Authority of Annapolis and Anne Arundel County (Resilience Authority) is evaluating proposals and potential partnerships to create new and refurbished environmental, recreational, and community amenities at the existing Waterworks Park located at 260 Defense Highway, Annapolis, Maryland 21401. Through this Request For Proposal (“RFP”), the City and the Resilience Authority are interested in proposals from entities that can clearly demonstrate their ability to assess, finance, maintain, and conduct high-quality operations with regard to climate resiliency and environmental responsibility in order to develop the first sustainable and resilient Waterworks Park in the region (the “Waterworks Resilience Park”). Effective and relevant strategies will preserve/restore underutilized infrastructure, especially the 1907 lower pump house designed by Baltimore architects Baldwin & Pennington.

Project Site: Waterworks Park is a recreational area operated by the City and managed by the City’s Recreation and Parks Department. The 600-acre park is one of the few open space resources in the Annapolis area that provides the public with hiking, biking, a place to picnic and fish. There are miles of nature trails and a picnic pavilion. Back in the 1920s, the water in the reservoir, essentially storm-water runoff, was used as the City’s drinking water. The reservoir was retired when the underground aquifer was tapped for the City’s new source of drinking water nearly a century ago. A few years ago, the Annapolis Solar Park opened, bordering Waterworks Park. The 55,000 solar panels generate electricity on what was once the City’s 80-acre landfill. Most of Waterworks Park is relatively undisturbed. There are hundreds of acres of hiking and biking trails at and around Waterworks Park. The City is interested in creating the

region's first "Resilient Park" and has engaged the Resilience Authority to prioritize climate resilience as part of future plans to fund and support ongoing maintenance, operations, and programming (e.g. recreation, community, entertainment).

1. Statement of Purpose:

- 1.1. The purpose of this RFP is to obtain proposals from firms and development teams (the "Applicants") to provide design and development recommendations to establish the region's first Waterworks Resilience Park at the existing Annapolis Waterworks Park site. Submissions should include the Applicant's technical approach for an iterative community-driven design process for the Waterworks Resilience Park and community space.
- 1.2. Through this RFP, the City will be engaging the Resilience Authority to provide technical expertise and evaluate proposals to achieve high-quality improvements that complement existing assets, environmental features, and the surrounding community. A potential outcome of this RFP will be the identification of an Applicant in which the City will subsequently enter into a Site Control Agreement to develop the site improvements in accordance with the goals stated herein, in conjunction with the Applicant's responses to this RFP.
- 1.3. Applicants are hereby advised that the Resilience Authority will not pay for any information or administrative costs incurred in response to this RFP. All costs associated with responding to this RFP will be solely at the Applicant's expense.

2. Background:

- 2.1. In July 2021, Anne Arundel County and Annapolis, MD passed legislation to establish the County's first multi-jurisdictional climate resilience financing authority. The Resilience Authority of Annapolis and Anne Arundel County will finance projects that support resilience efforts within the County and the City.
- 2.2. The Authority's investments and activities will support those projects that directly mitigate climate threats including sea level rise, storm events, and excessive heat, among others.

3. Proposed Solutions and Approach:

- 3.1. The selected Applicant will develop recommendations for a high-quality Waterworks Resilience Park and community space that will enhance the City's community and outdoor recreational experiences. The Applicant shall consider and examine all existing buildings and structures, utilities, and previous uses of the site, including the ecological and recreational amenities of the site in order to identify and assess existing constraints that may cause barriers during the design process. The Applicant shall identify the required state and federal permits and approvals required for future site enhancements.
- 3.2. The design of the Waterworks Resilience Park may incorporate innovative approaches to active and passive recreation, cultural amenities, and the potential for commercial activities.
- 3.3. The design of the Waterworks Resilience Park shall complement the character of the existing site—which is largely undisturbed—and surrounding neighborhoods. Items to be considered for design and use of the site include, but are not limited to:
 - Inclusive and universally accessible recreational opportunities;
 - Hiking and biking trails enhancements;
 - Revenue generating spaces (e.g., restaurants, concert space, event facility);
 - Habitat restoration;
 - Community Garden;
 - Museum, learning/research center and opportunities;
 - Kayak and boating launch site; and
 - Restoration and Development opportunities adjacent to the Waterworks Resilience Park that could further enhance the vision of a resilient park.

4. Scope:

- 4.1. The Applicant shall maximize the development potential of the site to achieve the highest economic and community benefits to the City of Annapolis. The Applicant has the option to utilize or demolish (subject to conditions imposed by the State of Maryland and other

regulatory authorities) abandoned structures to construct high-quality improvements that enhance the landscape and community experience.

- 4.2. The selected Applicant will be responsible for coordinating and managing all design review activities as well as determining which design review processes are legally required for the development. The Applicant, at minimum, will be required to review the design with the following bodies:
 - 4.2.1. The Resilience Authority;
 - 4.2.2. The Maryland Historic Trust;
 - 4.2.3. The City of Annapolis, specifically, the Applicant will be required to review and receive approval by the Department of Recreation and Parks and Department of Public Works for final conceptual plans, schematic designs, and construction documents related to the project;
 - 4.2.4. Anne Arundel County, specifically with regard to permit requirements; and
 - 4.2.5. State Highway Administration.
- 4.3. Exhibits A-1 and A-2 include preliminary concept design drawings for traffic flow and parking that were developed for the City of Annapolis. The drawings also delineate wetlands areas and other aspects of the site including active water production facilities and supporting infrastructure. The concept designs are provided for informational purposes only.
- 4.4. The following steps should be considered as part of the Applicant's approach and planning to make the final product as comprehensive as possible.
 - 4.4.1. At a minimum, meet with the Resilience Authority and Municipal Officials (the "Staff Team") on a monthly basis, and as needed. The Applicant shall also, at a minimum, meet with members of the Resilience Authority and the City of Annapolis (the "Project Team") monthly, and as needed.

- 4.4.2. The Applicant shall develop a project website. The Applicant shall facilitate two (2) interactive pre-design charrettes (to include an online survey) to solicit community ideas for the project site. The Applicant shall prepare agendas, presentations, visuals, comment forms, and other materials as needed for each charrette. The Applicant may elect to propose additional public engagement strategies, such as social media platforms for crowdsourcing ideas.
- 4.4.3. The Applicant shall present conceptual design alternatives at one (1) additional community meeting (to include an online survey) for feedback on the two (2) charrettes. In addition, the Applicant shall anticipate as many stakeholder meetings as needed to determine the vision for the recreation and open space, obtain feedback on all three (3) alternatives, and present the final design concept. Items to be considered during the development of conceptual design alternatives include, but are not limited to:
- 4.4.3.1. Review of existing site information: Use existing GIS, AutoCAD, tax maps, survey work, past reports or studies. Conduct interviews with residents and work with the Project Team to gather information necessary to create a map of the site, to include utilities and existing infrastructure.
 - 4.4.3.2. Evaluate ecological, environmental, and recreational resources: Use the studies performed during the pre-design analysis to evaluate the existing constraints of the project site.
 - 4.4.3.3. Resiliency and Floodplain Management: Waterworks Park is vulnerable to localized stormwater flooding from rainfall events. The Applicant shall incorporate native plants and restoration of ecological systems into the design of the Waterworks Resilience Park. Moreover, the design shall account for the effects of increased frequency and intensity of rainfall events, overtime. The Applicant shall provide documentation of previous experience with integrating nature-based resilience design and habitat restoration.

- 4.4.3.4. Reuse and Rehabilitation of Structures: The Applicant shall assess the condition of the existing buildings and structures on site. The Applicant shall determine whether structures can be rehabilitated and reused for the Waterworks Resilience Park or need to be removed. The Applicant shall determine if and how the structures can be reused for recreational, community, and revenue-generating activities.
- 4.4.3.5. Balancing Nature, Culture, and Recreation: The City of Annapolis desires a unique and innovative design that balances the natural environment (including the planting of native plant species), culture, and recreational opportunities that are safe and appropriate for children of different age groups and abilities.
- 4.4.3.6. Trees and Plantings: The project landscaping shall create visual and horticultural diversity in the Waterworks Resilience Park, as well as add native plants and minimize maintenance.
- 4.4.3.7. Utilities: Confirm the location of all potential utility facilities within the project limits. The Applicant shall review existing City documentation to identify potential utility conflicts with existing utilities and structures on the site. The Applicant shall prepare a plan, based on existing conditions, for all the identified structures and utilities on the site. The plan should assess what the structures are, their previous use, the condition of the structure, and the proposed re-use of each structure.
- 4.4.3.8. Funding and Revenue Generating Opportunities: The Applicant shall provide a list of potential funding sources to support the development and implementation of the project. Funding sources can be grants, state and federal funding sources, public-private partnerships, additional opportunities for revenue generation within and adjacent to the Waterworks Resilience Park, and others.
- 4.4.3.9. Prepare Final Conceptual Design Plan (30%), Renderings, Estimates, and Schedules: The Applicant shall prepare the final conceptual design

with renderings, estimates, and schedules. All estimates shall include capital and operations/maintenance costs, as well as potential revenues. The final conceptual design plan shall be presented in a public report that discusses the design goals, design process, and public engagement process, including design iterations in response to public feedback, and provides an illustrative conceptual design plan and renderings that includes conceptual design details, operational and maintenance issues, critical and optional components, schedule/phasing, and cost estimates. The Applicant shall present the final conceptual design plan at City Council and Planning Board meetings.

5. Experience:

- 5.1. The selected Applicant shall have extensive experience and qualifications in community development projects, park design, and community engagement/public participation.
- 5.2. The Applicant shall also have significant experience in flood resilience design, ecosystem and habitat restoration, and park design within densely populated urban areas. The selected Applicant will have experience determining park usage by demographics and functionality through an iterative community design process.

6. Requirements:

- 6.1. All Applicants should be familiar with the relevant laws, codes, approvals, permits and regulatory requirements of all federal jurisdictions and authorities, as well as the State of Maryland, Anne Arundel County and City of Annapolis, MD.
- 6.2. The Applicant selected will work under the direction of the Resilience Authority in partnership with the City of Annapolis. All Applicants shall have a registered professional engineer licensed in the State of Maryland.

7. Considerations and Cancellations:

- 7.1. The Resilience Authority reserves the right to accept or reject proposals based on its assessment of materials submitted and whether proposals meet the appropriate ranking criteria as listed below.
- 7.2. The Resilience Authority reserves the right to select the best and most responsive Applicant based on similar project experience and budget. Selection of the most qualified Applicant does not imply or guarantee that any contract will be awarded.
- 7.3. The Resilience Authority also reserves the right to re-advertise this RFP if proposals submitted do not meet the criteria for the project scope.
- 7.4. The Resilience Authority is an equal opportunity employer. As such, its programs, activities, and employment opportunities are available to all people regardless of race, color, creed, religion, sex, sexual orientation, gender identity or expression, marital status, age, disability, genetic information, national origin, ancestry, or ethnic affiliation or political affiliation, veteran or military status, or on the basis of any other class or characteristic protected by law.

INSTRUCTIONS FOR SUBMITTING THE PROPOSALS FOR THE ANNAPOLIS WATERWORKS RESILIENCE PARK CONCEPT DESIGN

Proposal Requirements:

1. **Technical Approach.** The Applicant shall describe their proposed technical approach to the scope of work.
2. **Qualifications.** Provide evidence and documentation to satisfy the following criteria which will be used by the Project Team in determining acceptable Applicants:
 - 2.1. Experience and qualifications of professionals for each relevant area of expertise.
 - 2.2. Knowledge of the City of Annapolis and resilient park design concepts concerning the City, and of the subject matter to be addressed under each area of expertise.
 - 2.3. Two (2) samples of relevant work products showing resiliency design and processes.
 - 2.4. The amount of resources, including the number of licensed professionals and staff available to contribute to this project.
 - 2.5. Other factors the Applicant believes would demonstrate their ability to adequately service this project in the best interests of the Project Team.
3. **Forms.** Provide all required and requested documentation and forms as indicated in the RFP.
4. **Interview.** At the request of the City, the Applicant shall participate in an interview to present their technical approach and qualifications prior to award. The Applicant will not be compensated for any interview-related expenses.

Proposed Schedule:

Following is the Resilience Authority’s estimated schedule for this project, which is subject to change.

Task	Proposed Date
Design RFP Advertised	September 20, 2024
Deadline for submitting questions	October 11, 2024
Proposal Due Date	November 22, 2024
Proposal Evaluation	December 6, 2024
Potential Contract Award by	December 27, 2024

Preparation of the RFP Response:

The preparation of the RFP Response shall be at the expense of the prospective Applicant. It is the sole responsibility of the prospective Applicant to fully examine the RFP criteria and referenced documents. All such questions will be responded to in the form of written addenda to the RFP (as set forth below) and these addenda will be electronically available to all Applicants. All questions shall be addressed to:

Matthew Fleming
Resilience Authority of Annapolis and Anne Arundel County
44 Calvert Street
Annapolis, Maryland 21401
Phone: 443.370.6951
Email: matthew.fleming@aacounty.org

- 1. RFP Response Format:** Proposals should provide a straightforward, simple description of the prospective Applicant’s ability, experience, and qualifications to plan, design, and construct the project. Emphasis should be on completeness and clarity of contents. The Resilience Authority assumes no responsibility and no liability for costs incurred relevant to the preparation and submission of the RFP by prospective Applicants, or any other costs prior to issuance of a contract.

- 1.1. The Resilience Authority may reject any RFP responses that do not meet these requirements.
- 1.2. Content of the RFP shall not exceed ten (10) pages. The 10-page limit does not apply to resumes, references, sample work products or concept designs.

2. RFP Response Contents: The perspective Applicant's RFP Response shall contain the following information under the indicated headings:

- 2.1. **Executive Summary**—The proposal must begin with an executive summary of not more than two (2) pages which clearly and concisely summarizes the content of the proposal. The executive summary should include specific recommendations for the site, the anticipated benefits of the development of a Waterworks Resilience Park, the benefits to the City of Annapolis, and a summary of the organization of the Applicant's team, their expertise and management structure.
- 2.2. **Corporate Information/Profile**—An organizational chart of the Applicant's team is to be attached, including a) the names and roles of all participating firms (if relevant); b) names and roles of all key personnel within each firm (including a clear hierarchy of management roles/responsibilities); and c) how the firms relate to one another.
 - 2.2.1. **Company Profile:** The Applicant shall submit a general company profile of each firm on its team. Information provided should include, but not be limited to, number of years in business, principals of the firm, number of employees (and their roles), a brief history of the firm, and target markets.
- 2.3. **Key Team Personnel**—Attach resumes for each key team member. Resumes are to be provided for only the key personnel from each entity. Do not provide resumes of all employees. Key team members are those who will be intimately involved with the project such as the Principal in Charge, Project Architect, Project Manager, Design Engineers, Field Superintendent, Marketing Director, Operations Manager, etc.
- 2.4. **Relevant Project Experience**—Provide information on past projects, which have been fully completed and best illustrate the Applicant's qualifications. Respondents should include

projects where key individuals of the past projects are assigned to this project. Applicants shall provide examples of relevant projects of similar size and scope to this solicitation that have been successfully completed within the last ten (10) years. Information for each project shall be no more than four (4) pages in length (excluding visuals).

- 2.5. Recommendations for the Site—The respondent shall state in a clear, concise manner its approach for developing a Waterworks Resilience Park, including, but not limited to, how the Waterworks Resilience Park would be utilized and how it will benefit the City and community based on the following considerations:
 - 2.5.1. Current users of the Waterworks Park;
 - 2.5.2. The City of Annapolis and Surrounding Neighborhoods;
 - 2.5.3. Concept Designs—provide one or two concept designs for the completed project which include simple sketches;
 - 2.5.4. Comments on the obstacles/concerns/issues that may arise during design and development, and recommendations for handling such obstacles/concerns/issues; and
 - 2.5.5. A schedule for completing the entire development process (provided in either a column or gantt bar chart). The schedule should exhibit an understanding of the reviews and approvals required to complete the various steps.
- 2.6. Financial Plan of the Project—The information requested in this section is required to support the financial aspects of the proposed recommendations. A description of the finance structure for all capital and operating costs (inclusive of all hard and soft costs). The respondent shall include a statement on its ability and experience to secure funding to complete projects.
- 2.7. Financial Risk—Applicant should include a copy of their most recent audited financial statement(s) and a complete Dun and Bradstreet Report inclusive of rating (if available).

2.8. References—In addition to the reference information that should be provided with each past project, Applicants are to provide up to three (3) additional professional references. Each reference should include a name, address, current email address, telephone number, and a description of the Applicant's relationship to the particular reference.

3. SELECTION PROCESS: The Applicant selected will enter into a Site Control Agreement with the City of Annapolis for the completion of all work necessary to meet the requirements outlined in the scope of services. The selection of the Applicant will be based upon professional qualifications, past performance records in similar projects, the content of the proposal and consideration of the Project Team's overall needs in terms of the project. Other factors will include the Applicant's ability to provide construction-ready designs within the deadline required by the Site Control Agreement and the ability to work with the Project Team and relevant agencies in order to obtain required permits.

4. SUBMISSION OF RFP RESPONSES: Please provide one (1) PDF electronic version of your RFP response by 5 pm EST on November 22, 2024. Please email the electronic version to resilienceauthority@aacounty.org. Resilience Authority Staff will be available for questions and answers and a site visit may be arranged depending on interest and qualifications.

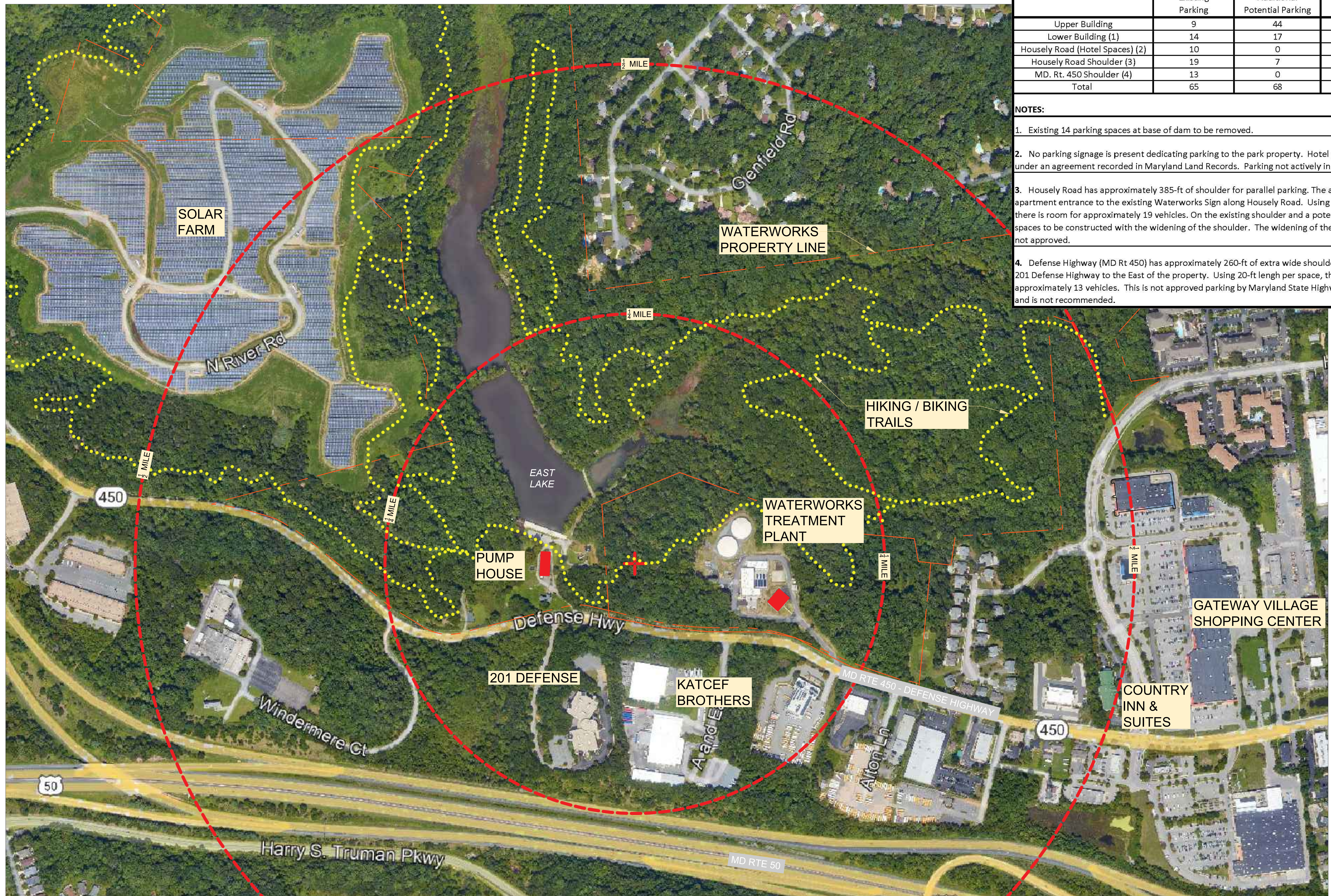
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ATTACHMENT A-1

Parking Table			
	Existing Parking	Additional Potential Parking	Total Potential Parking
Upper Building	9	44	53
Lower Building (1)	14	17	31
Housely Road (Hotel Spaces) (2)	10	0	10
Housely Road Shoulder (3)	19	7	26
MD. Rt. 450 Shoulder (4)	13	0	13
Total	65	68	133

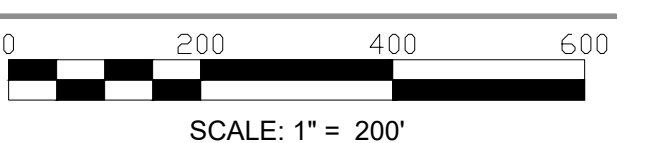
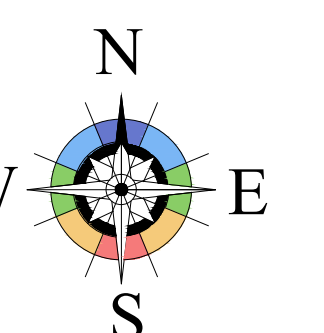
NOTES:

- Existing 14 parking spaces at base of dam to be removed.
- No parking signage is present dedicating parking to the park property. Hotel parking was dedicated under an agreement recorded in Maryland Land Records. Parking not actively in use.
- Housely Road has approximately 385-ft of shoulder for parallel parking. The area is from the apartment entrance to the existing Waterworks Sign along Housely Road. Using 20-ft length per space, there is room for approximately 19 vehicles. On the existing shoulder and a potential for 7 additional spaces to be constructed with the widening of the shoulder. The widening of the shoulder is currently not approved.
- Defense Highway (MD Rt 450) has approximately 260-ft of extra wide shoulder from entrance of 201 Defense Highway to the East of the property. Using 20-ft length per space, there is room for approximately 13 vehicles. This is not approved parking by Maryland State Highway Administration and is not recommended.



PARKING ANALYSIS
ANNAPOLIS WATERWORKS PARK

260 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401
AUGUST 2023

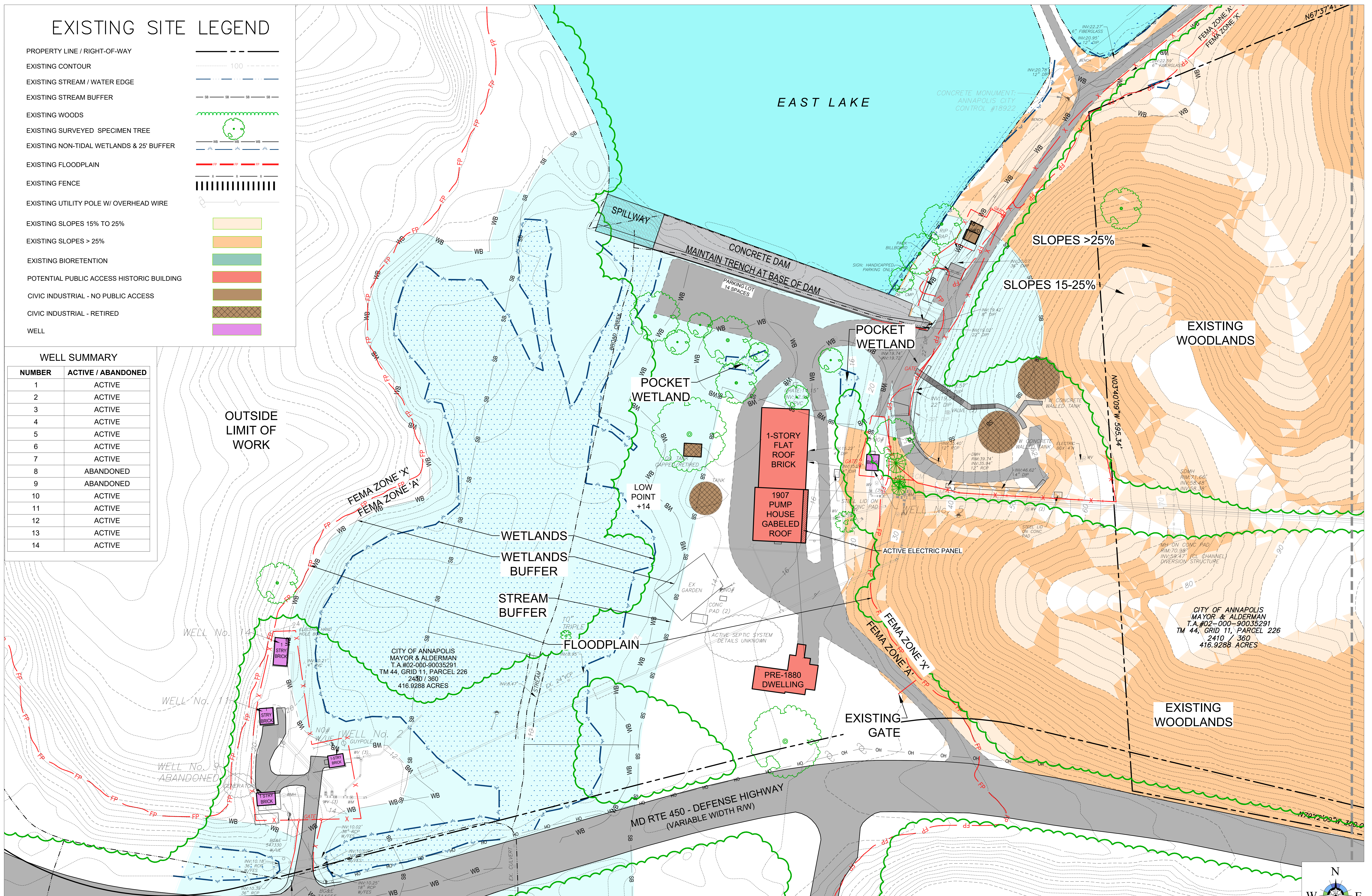


EXISTING SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY ---
- EXISTING CONTOUR - - - 100
- EXISTING STREAM / WATER EDGE ---
- EXISTING STREAM BUFFER ---
- EXISTING WOODS ---
- EXISTING SURVEYED SPECIMEN TREE ---
- EXISTING NON-TIDAL WETLANDS & 25' BUFFER ---
- EXISTING FLOODPLAIN ---
- EXISTING FENCE | | | | |
- EXISTING UTILITY POLE W/ OVERHEAD WIRE ---
- EXISTING SLOPES 15% TO 25% [Color Swatch]
- EXISTING SLOPES > 25% [Color Swatch]
- EXISTING BIORETENTION [Color Swatch]
- POTENTIAL PUBLIC ACCESS HISTORIC BUILDING [Color Swatch]
- CIVIC INDUSTRIAL - NO PUBLIC ACCESS [Color Swatch]
- CIVIC INDUSTRIAL - RETIRED [Color Swatch]
- WELL [Color Swatch]

WELL SUMMARY

NUMBER	ACTIVE / ABANDONED
1	ACTIVE
2	ACTIVE
3	ACTIVE
4	ACTIVE
5	ACTIVE
6	ACTIVE
7	ACTIVE
8	ABANDONED
9	ABANDONED
10	ACTIVE
11	ACTIVE
12	ACTIVE
13	ACTIVE
14	ACTIVE



OUTSIDE
LIMIT OF
WORK

FEMA ZONE 'X'
FEMA ZONE 'A'

WETLANDS
WETLANDS
BUFFER
STREAM
BUFFER
FLOODPLAIN

CITY OF ANNAPOLIS
MAYOR & ALDERMAN
T.A.#02-000-90035291
TM 44, GRID 11, PARCEL 226
24301/360
416.9288 ACRES

1-STORY
FLAT
ROOF
BRICK
1907
PUMP
HOUSE
GABLED
ROOF

PRE-1880
DWELLING

CITY OF ANNAPOLIS
MAYOR & ALDERMAN
T.A.#02-000-90035291
TM 44, GRID 11, PARCEL 226
2410 / 360
416.9288 ACRES

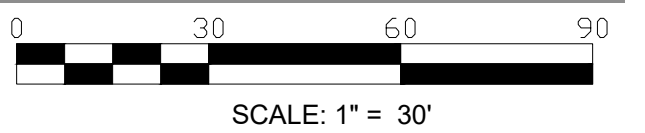
EXISTING
WOODLANDS

MD RTE 450 - DEFENSE HIGHWAY
(VARIABLE WIDTH R/W)

SITE ANALYSIS - LOWER LEVEL (WEST) ANNAPOLIS WATERWORKS PARK

260 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401
JULY 2023

SHEET: L-1A

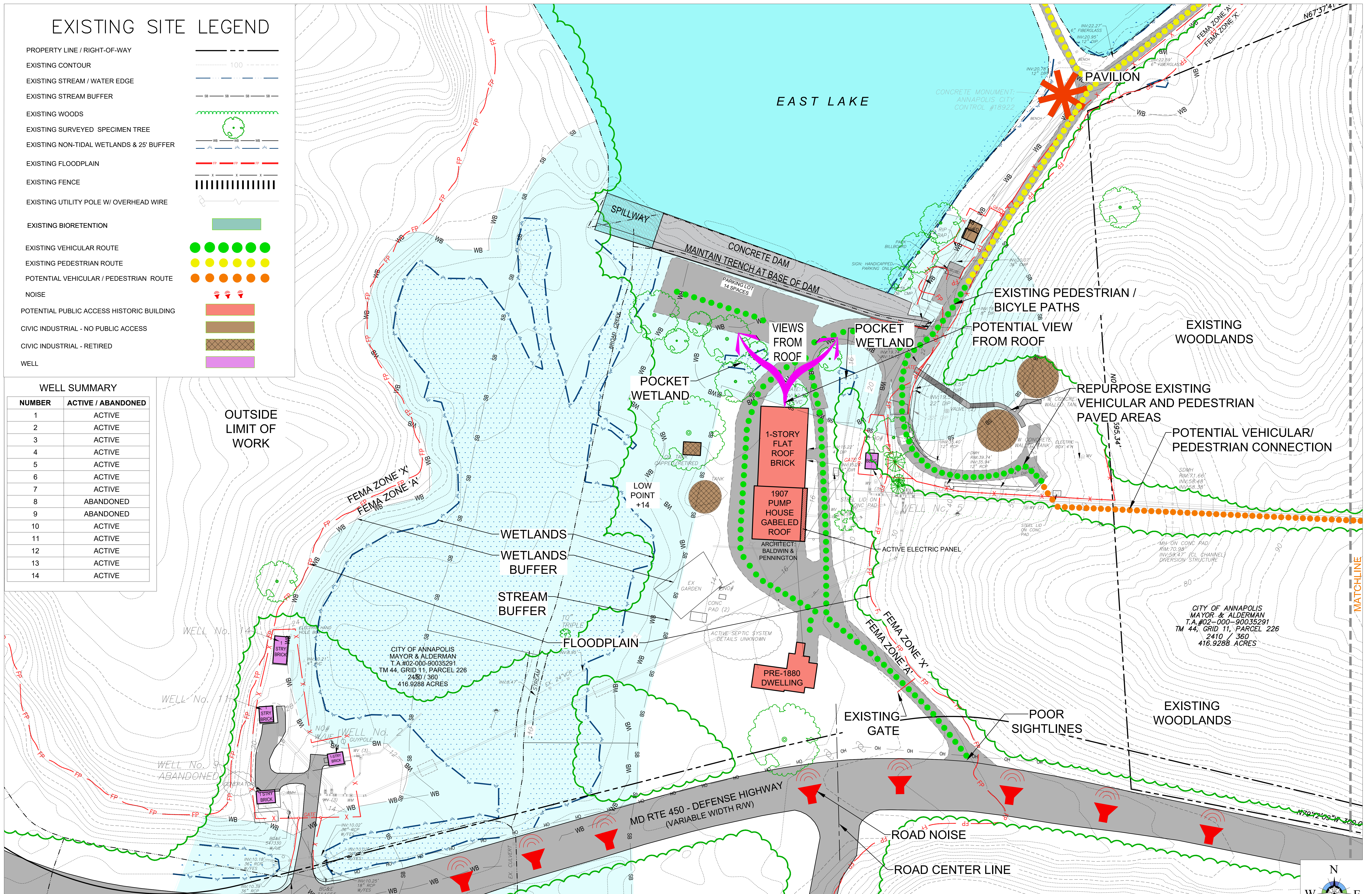


EXISTING SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING CONTOUR
- EXISTING STREAM / WATER EDGE
- EXISTING STREAM BUFFER
- EXISTING WOODS
- EXISTING SURVEYED SPECIMEN TREE
- EXISTING NON-TIDAL WETLANDS & 25' BUFFER
- EXISTING FLOODPLAIN
- EXISTING FENCE
- EXISTING UTILITY POLE W/ OVERHEAD WIRE
- EXISTING BIORETENTION
- EXISTING VEHICULAR ROUTE
- EXISTING PEDESTRIAN ROUTE
- POTENTIAL VEHICULAR / PEDESTRIAN ROUTE
- NOISE
- POTENTIAL PUBLIC ACCESS HISTORIC BUILDING
- CIVIC INDUSTRIAL - NO PUBLIC ACCESS
- CIVIC INDUSTRIAL - RETIRED
- WELL

WELL SUMMARY

NUMBER	ACTIVE / ABANDONED
1	ACTIVE
2	ACTIVE
3	ACTIVE
4	ACTIVE
5	ACTIVE
6	ACTIVE
7	ACTIVE
8	ABANDONED
9	ABANDONED
10	ACTIVE
11	ACTIVE
12	ACTIVE
13	ACTIVE
14	ACTIVE

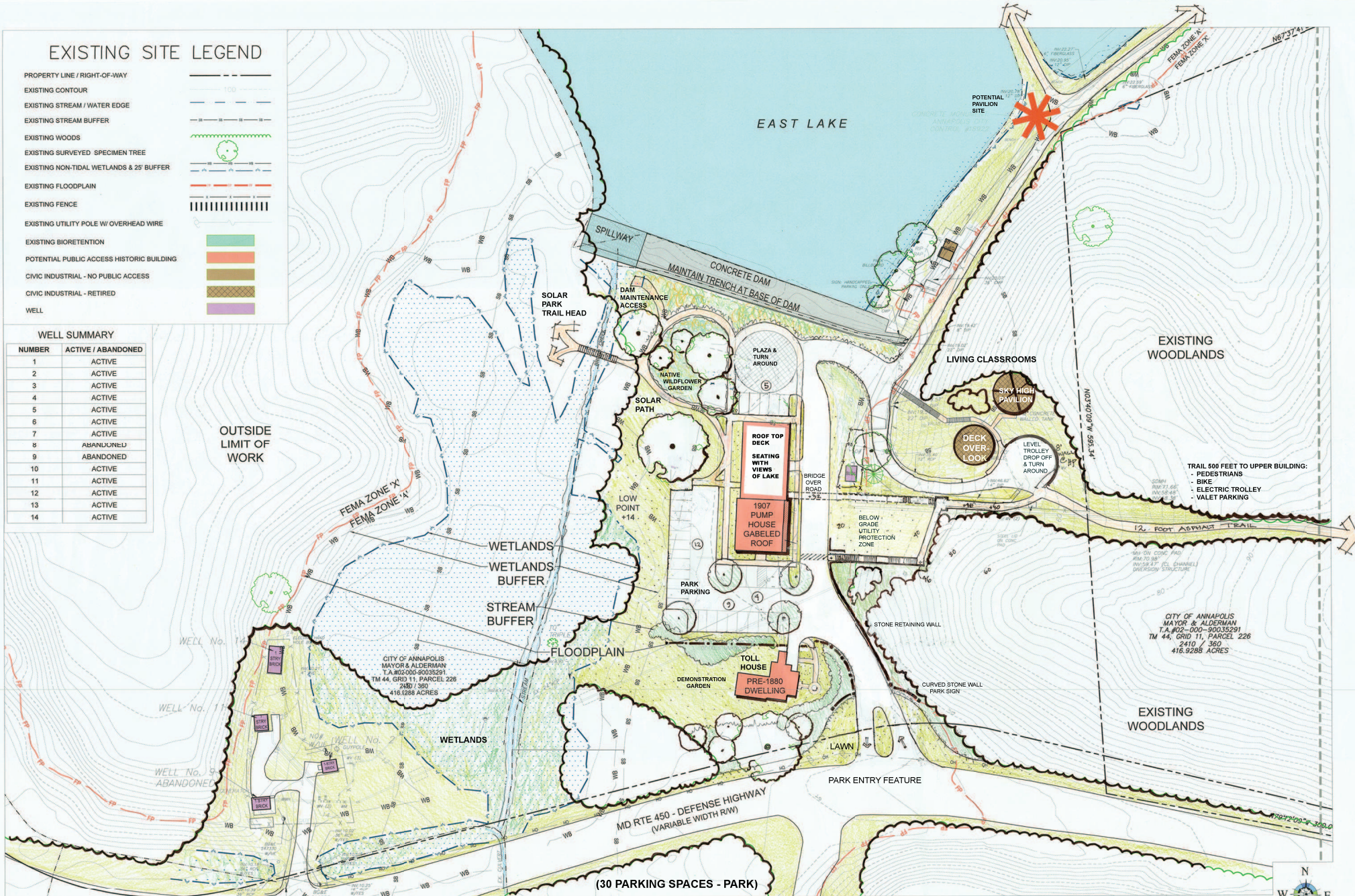


EXISTING SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING CONTOUR
- EXISTING STREAM / WATER EDGE
- EXISTING STREAM BUFFER
- EXISTING WOODS
- EXISTING SURVEYED SPECIMEN TREE
- EXISTING NON-TIDAL WETLANDS & 25' BUFFER
- EXISTING FLOODPLAIN
- EXISTING FENCE
- EXISTING UTILITY POLE W/ OVERHEAD WIRE
- EXISTING BIoretention
- POTENTIAL PUBLIC ACCESS HISTORIC BUILDING
- CIVIC INDUSTRIAL - NO PUBLIC ACCESS
- CIVIC INDUSTRIAL - RETIRED
- WELL

WELL SUMMARY

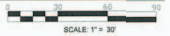
NUMBER	ACTIVE / ABANDONED
1	ACTIVE
2	ACTIVE
3	ACTIVE
4	ACTIVE
5	ACTIVE
6	ACTIVE
7	ACTIVE
8	ABANDONED
9	ABANDONED
10	ACTIVE
11	ACTIVE
12	ACTIVE
13	ACTIVE
14	ACTIVE



CONCEPT 7- LOWER LEVEL (WEST) ANNAPOLIS WATERWORKS PARK

260 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401
JULY 2023
AUGUST 23, 2023

SHEET: L-1C7



CONSTRAINTS - JURISDICTIONAL

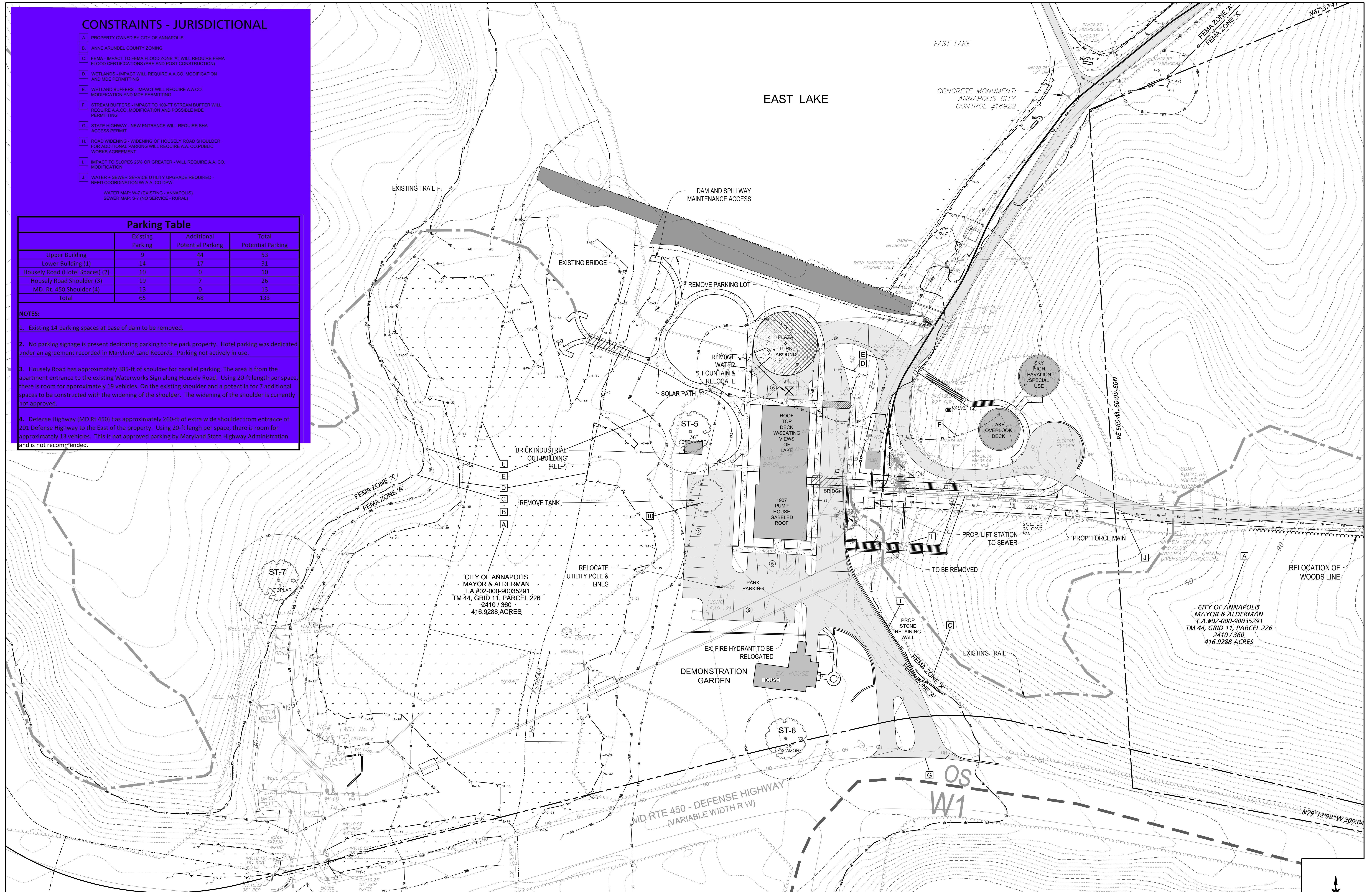
- A PROPERTY OWNED BY CITY OF ANNAPOLIS
 - B ANNE ARUNDEL COUNTY ZONING
 - C FEMA - IMPACT TO FEMA FLOOD ZONE 'A' WILL REQUIRE FEMA FLOOD CERTIFICATIONS (PRE AND POST CONSTRUCTION)
 - D WETLANDS - IMPACT WILL REQUIRE A.A.CO. MODIFICATION AND MDE PERMITTING
 - E WETLAND BUFFERS - IMPACT WILL REQUIRE A.A.CO. MODIFICATION AND MDE PERMITTING
 - F STREAM BUFFERS - IMPACT TO 100-FT STREAM BUFFER WILL REQUIRE A.A.CO. MODIFICATION AND POSSIBLE MDE PERMITTING
 - G STATE HIGHWAY - NEW ENTRANCE WILL REQUIRE SHA ACCESS PERMIT
 - H ROAD WIDENING - WIDENING OF HOUSLEY ROAD SHOULDER FOR ADDITIONAL PARKING WILL REQUIRE A.A.CO.PUBLIC WORKS AGREEMENT
 - I IMPACT TO SLOPES 25% OR GREATER - WILL REQUIRE A.A.CO. MODIFICATION
 - J WATER + SEWER SERVICE UTILITY UPGRADE REQUIRED - NEED COORDINATION W/A.A.CO.DPW
- WATER MAP: W-7 (EXISTING - ANNAPOLIS)
SEWER MAP: S-7 (NO SERVICE - RURAL)

Parking Table

	Existing Parking	Additional Potential Parking	Total Potential Parking
Upper Building	9	44	53
Lower Building (1)	14	17	31
Housley Road (Hotel Spaces) (2)	10	0	10
Housley Road Shoulder (3)	19	7	26
MD. Rt. 450 Shoulder (4)	13	0	13
Total	65	68	133

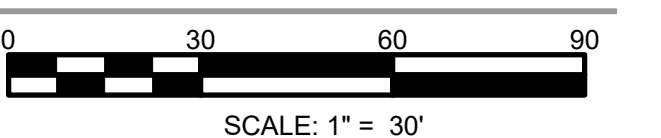
NOTES:

1. Existing 14 parking spaces at base of dam to be removed.
2. No parking signage is present dedicating parking to the park property. Hotel parking was dedicated under an agreement recorded in Maryland Land Records. Parking not actively in use.
3. Housley Road has approximately 385-ft of shoulder for parallel parking. The area is from the apartment entrance to the existing Waterworks Sign along Housley Road. Using 20-ft length per space, there is room for approximately 19 vehicles. On the existing shoulder and a potential for 7 additional spaces to be constructed with the widening of the shoulder. The widening of the shoulder is currently not approved.
4. Defense Highway (MD Rt 450) has approximately 260-ft of extra wide shoulder from entrance of 201 Defense Highway to the East of the property. Using 20-ft length per space, there is room for approximately 13 vehicles. This is not approved parking by Maryland State Highway Administration and is not recommended.



**PRELIMINARY CONCEPT PLAN
ANNAPOLIS WATERWORKS PARK**

260 DEFENSE HIGHWAY
ANNAPOLIS, MARYLAND 21401

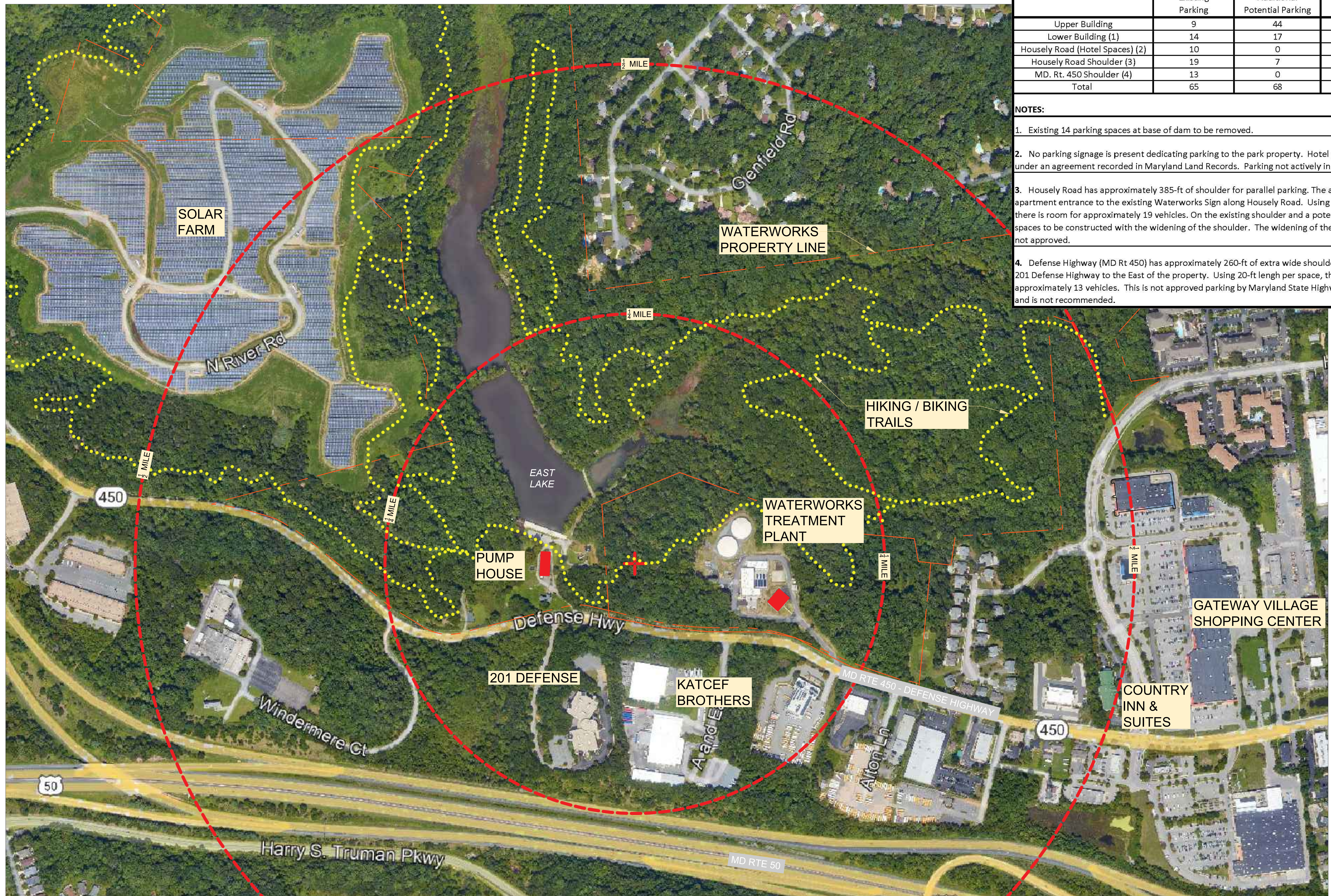


ATTACHMENT A-2

Parking Table			
	Existing Parking	Additional Potential Parking	Total Potential Parking
Upper Building	9	44	53
Lower Building (1)	14	17	31
Housely Road (Hotel Spaces) (2)	10	0	10
Housely Road Shoulder (3)	19	7	26
MD. Rt. 450 Shoulder (4)	13	0	13
Total	65	68	133

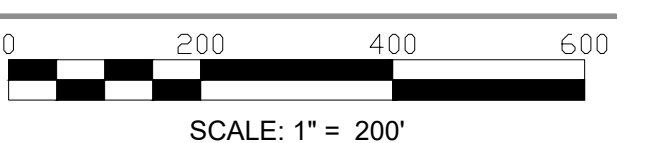
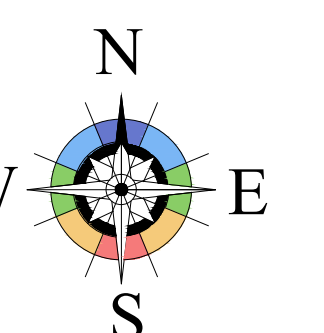
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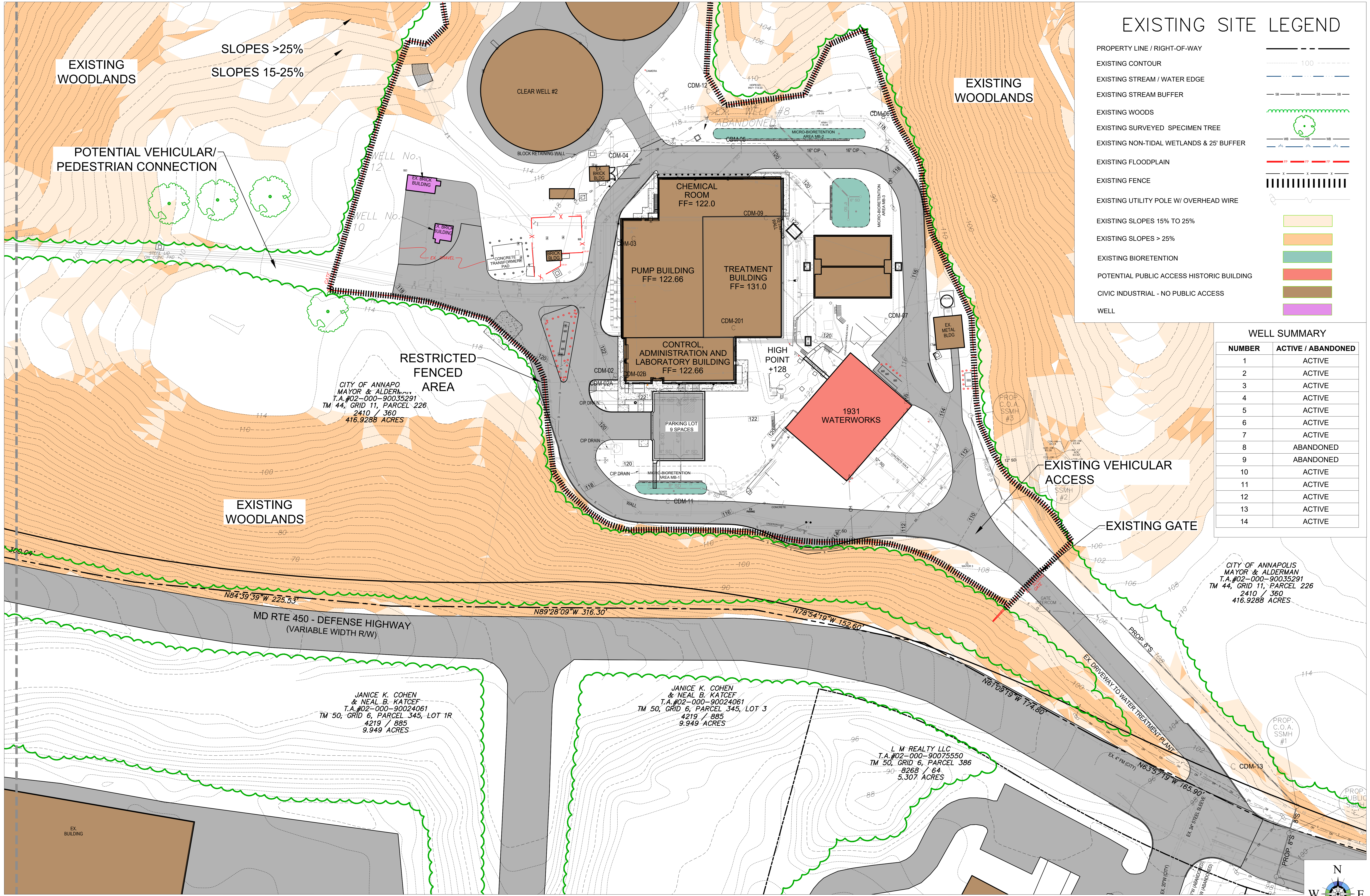
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PARKING ANALYSIS
ANNAPOLIS WATERWORKS PARK

260 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401
AUGUST 2023





EXISTING SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY ---
- EXISTING CONTOUR - - - 100
- EXISTING STREAM / WATER EDGE — — — — —
- EXISTING STREAM BUFFER — — — — —
- EXISTING WOODS ~ ~ ~ ~ ~
- EXISTING SURVEYED SPECIMEN TREE (Tree Symbol)
- EXISTING NON-TIDAL WETLANDS & 25' BUFFER — — — — —
- EXISTING FLOODPLAIN — — — — —
- EXISTING FENCE |||||
- EXISTING UTILITY POLE W/ OVERHEAD WIRE (Pole Symbol)
- EXISTING SLOPES 15% TO 25% (Light Orange Box)
- EXISTING SLOPES > 25% (Dark Orange Box)
- EXISTING BIORETENTION (Green Box)
- POTENTIAL PUBLIC ACCESS HISTORIC BUILDING (Red Box)
- CIVIC INDUSTRIAL - NO PUBLIC ACCESS (Brown Box)
- WELL (Purple Box)

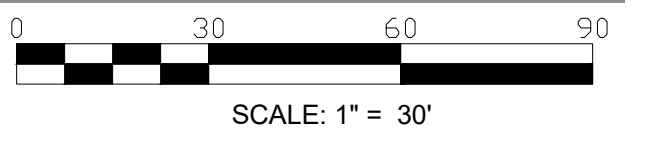
WELL SUMMARY

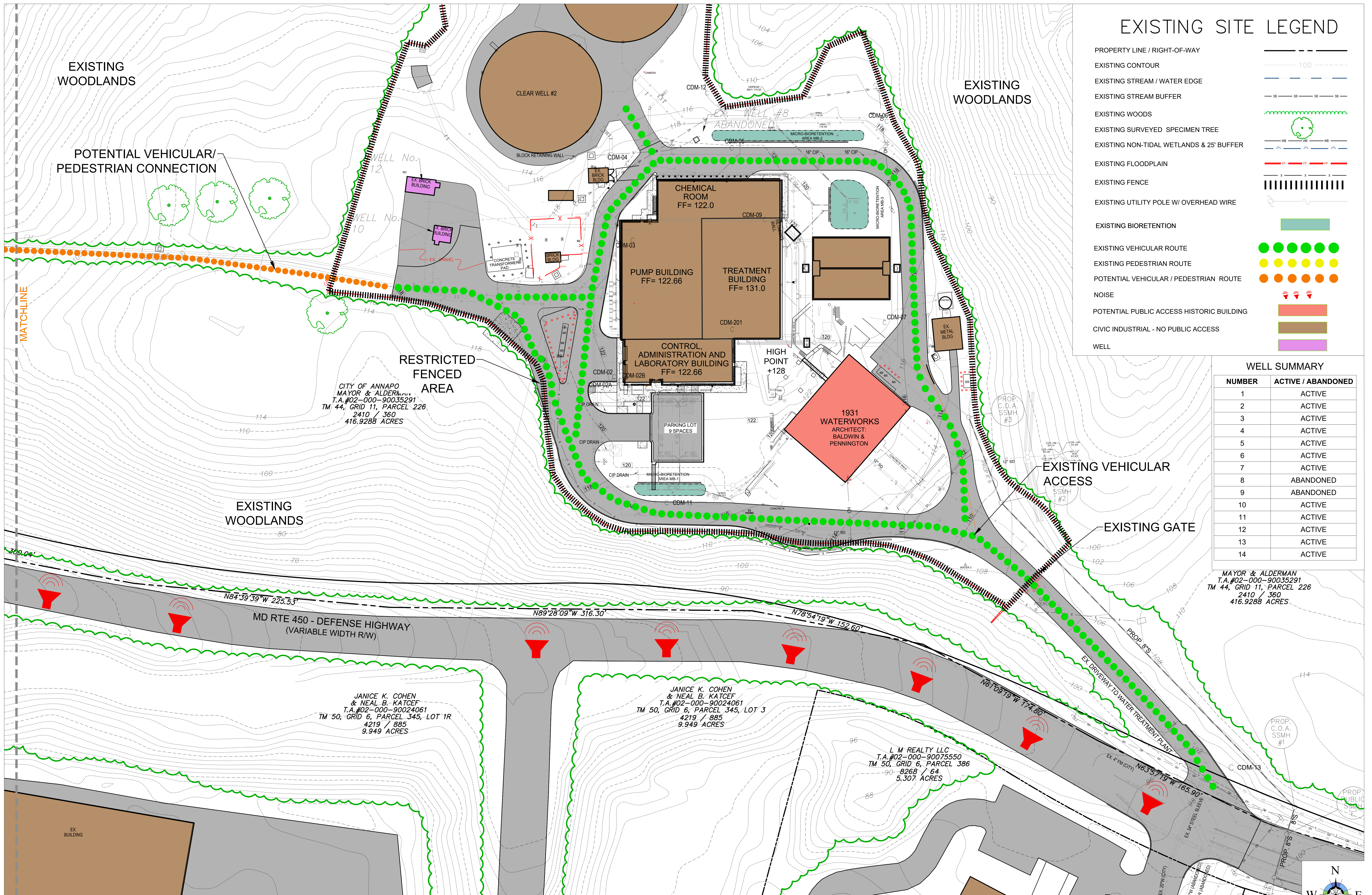
NUMBER	ACTIVE / ABANDONED
1	ACTIVE
2	ACTIVE
3	ACTIVE
4	ACTIVE
5	ACTIVE
6	ACTIVE
7	ACTIVE
8	ABANDONED
9	ABANDONED
10	ACTIVE
11	ACTIVE
12	ACTIVE
13	ACTIVE
14	ACTIVE

SITE ANALYSIS - UPPER LEVEL (EAST) ANNAPOLIS WATERWORKS PARK

260 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401
JULY 2023

SHEET: L-2A





EXISTING SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY ---
- EXISTING CONTOUR - - - 100
- EXISTING STREAM / WATER EDGE - - - - -
- EXISTING STREAM BUFFER - - - - -
- EXISTING WOODS ~ ~ ~ ~ ~
- EXISTING SURVEYED SPECIMEN TREE ()
- EXISTING NON-TIDAL WETLANDS & 25' BUFFER - - - - -
- EXISTING FLOODPLAIN - - - - -
- EXISTING FENCE | | | | |
- EXISTING UTILITY POLE W/ OVERHEAD WIRE - - - - -
- EXISTING BIORETENTION []
- EXISTING VEHICULAR ROUTE ● ● ● ● ●
- EXISTING PEDESTRIAN ROUTE ● ● ● ● ●
- POTENTIAL VEHICULAR / PEDESTRIAN ROUTE ● ● ● ● ●
- NOISE 📶 📶 📶
- POTENTIAL PUBLIC ACCESS HISTORIC BUILDING []
- CIVIC INDUSTRIAL - NO PUBLIC ACCESS []
- WELL []

WELL SUMMARY

NUMBER	ACTIVE / ABANDONED
1	ACTIVE
2	ACTIVE
3	ACTIVE
4	ACTIVE
5	ACTIVE
6	ACTIVE
7	ACTIVE
8	ABANDONED
9	ABANDONED
10	ACTIVE
11	ACTIVE
12	ACTIVE
13	ACTIVE
14	ACTIVE

MAYOR & ALDERMAN
T.A.#02-000-90035291
TM 44, GRID 11, PARCEL 226
2410 / 360
416.9288 ACRES

CITY OF ANNAPOLIS
MAYOR & ALDERMAN
T.A.#02-000-90035291
TM 44, GRID 11, PARCEL 226
2410 / 360
416.9288 ACRES

JANICE K. COHEN
& NEAL B. KATCEF
T.A.#02-000-90024061
TM 50, GRID 6, PARCEL 345, LOT 1R
4219 / 885
9.949 ACRES

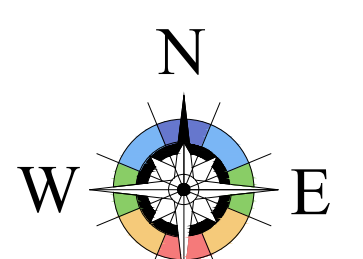
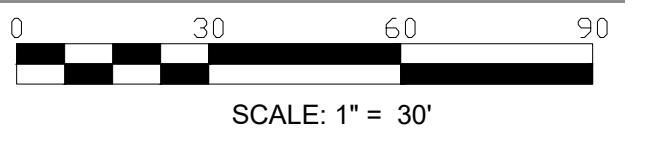
JANICE K. COHEN
& NEAL B. KATCEF
T.A.#02-000-90024061
TM 50, GRID 6, PARCEL 345, LOT 3
4219 / 885
9.949 ACRES

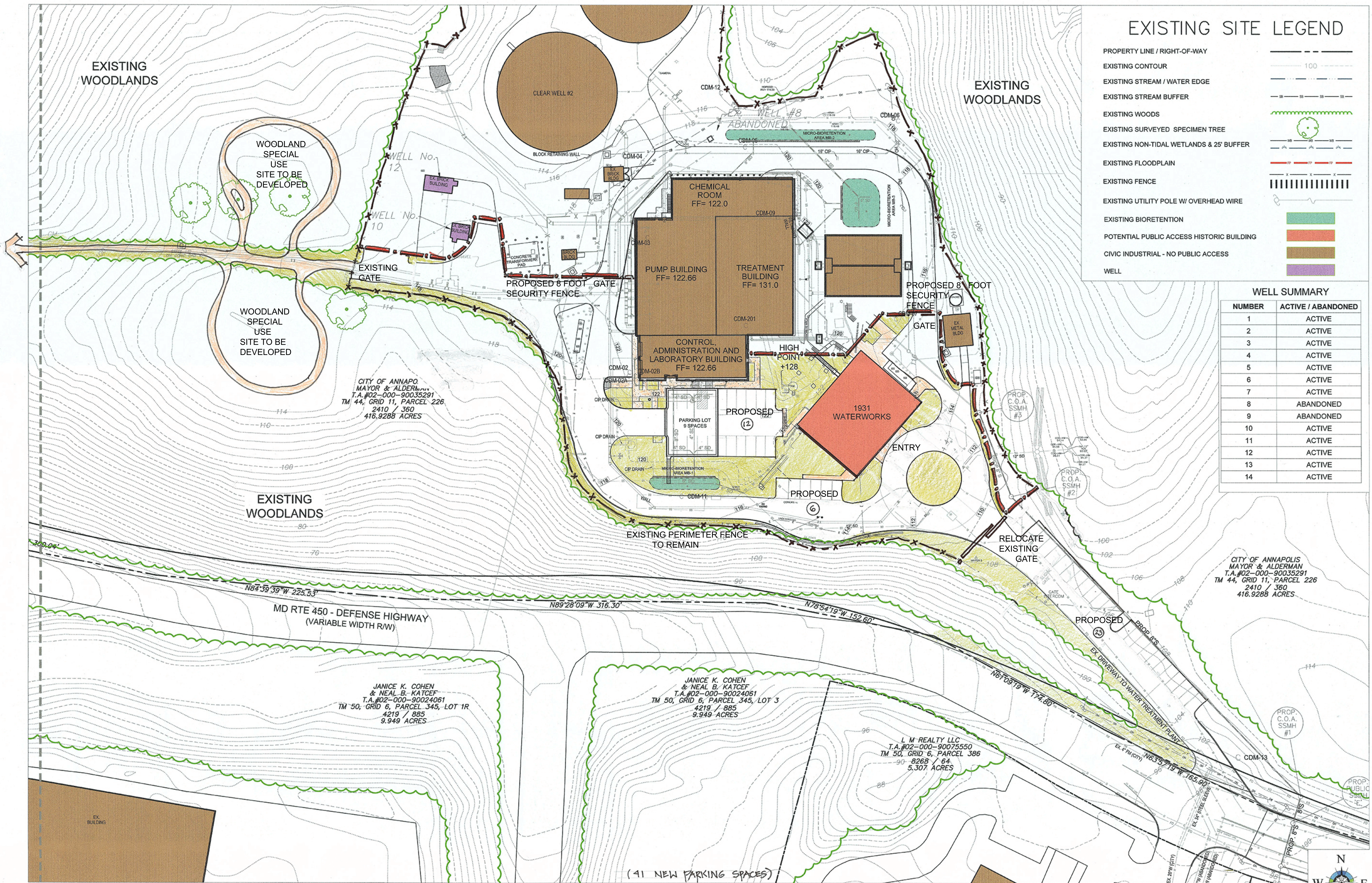
L M REALTY LLC
T.A.#02-000-90075550
TM 50, GRID 6, PARCEL 386
9268 / 64
5.307 ACRES

DESIGN FRAMEWORK - UPPER LEVEL (EAST) ANNAPOLIS WATERWORKS PARK

260 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401
JULY 2023

SHEET: L-2B





EXISTING SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING CONTOUR
- EXISTING STREAM / WATER EDGE
- EXISTING STREAM BUFFER
- EXISTING WOODS
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- EXISTING FENCE
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WELL SUMMARY

NUMBER	ACTIVE / ABANDONED
1	ACTIVE
2	ACTIVE
3	ACTIVE
4	ACTIVE
5	ACTIVE
6	ACTIVE
7	ACTIVE
8	ABANDONED
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12	ACTIVE
13	ACTIVE
14	ACTIVE

CITY OF ANNAPOLIS
MAYOR & ALDERMAN
T.A.#02-000-90035291
TM 44, GRID 11, PARCEL 226
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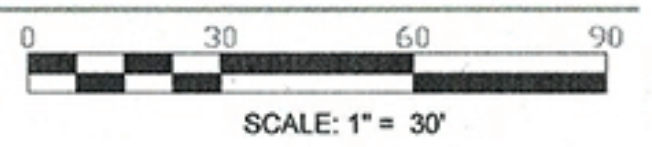
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TM 50, GRID 6, PARCEL 345, LOT 3
4219 / 885
9.949 ACRES

L M REALTY LLC
T.A.#02-000-90075550
TM 50, GRID 6, PARCEL 386
90-8268 / 64
5.307 ACRES

CONCEPT 4 - UPPER LEVEL (EAST) ANNAPOLIS WATERWORKS PARK

260 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401
JULY 2023
AUGUST 2023

SHEET: L-2C4 S



CONSTRAINTS - JURISDICTIONAL

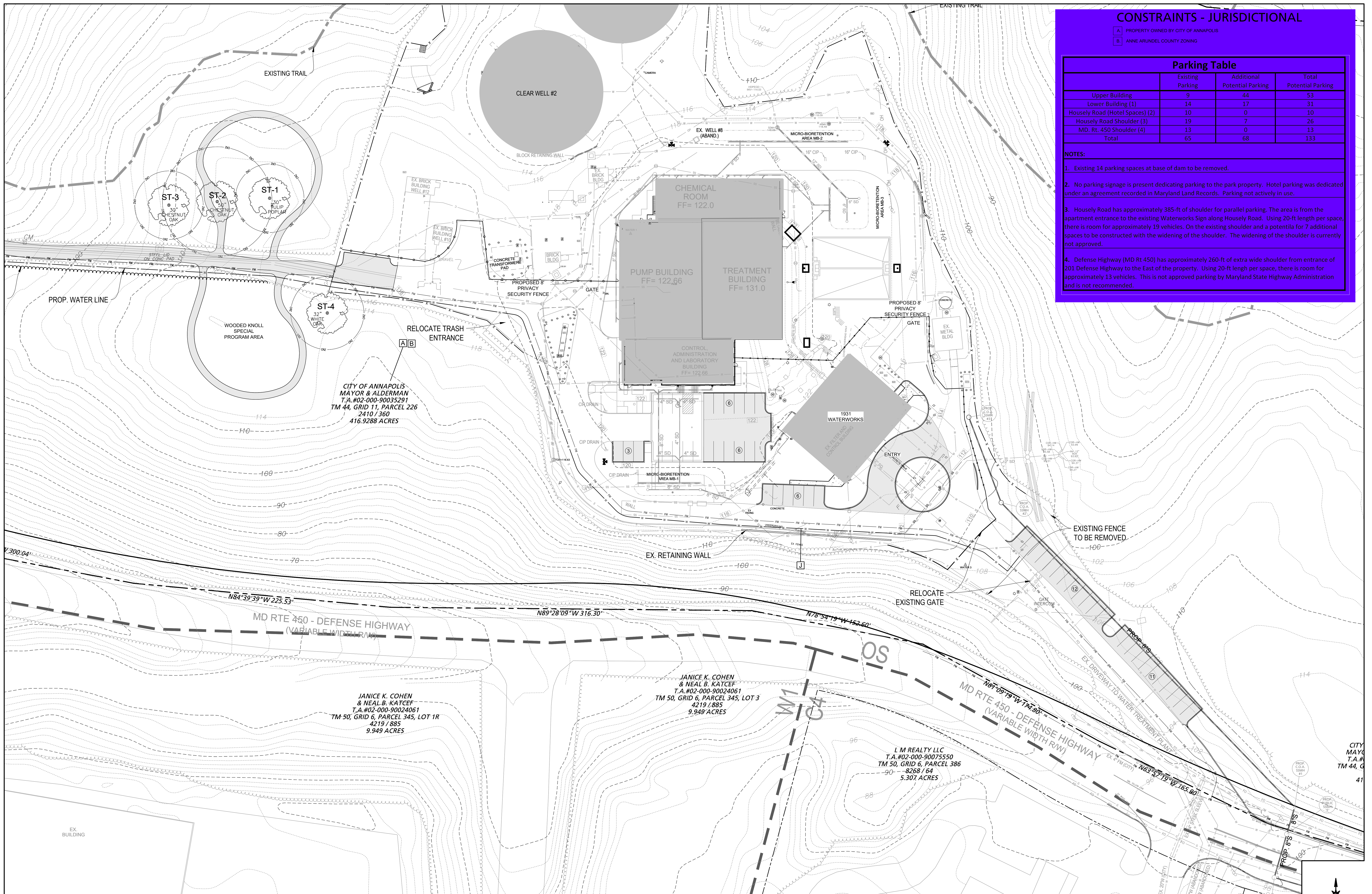
- A PROPERTY OWNED BY CITY OF ANNAPOLIS
- B ANNE ARUNDEL COUNTY ZONING

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PRELIMINARY CONCEPT PLAN ANNAPOLIS WATERWORKS PARK

260 DEFENSE HIGHWAY
ANNAPOLIS, MARYLAND 21401



SCALE: 1"=30'

