

Minutes
WORA Membership Meeting
Acton Landing Community Center
February 27, 2018

Attended by 90 – 100 people – members and non-members

1. Meeting was called to order by President, Mike Farmer and immediately introduced Mayor Gavin Buckley who set the tone of the meeting by stating that he wanted to get a conversation started on whether a hotel and/or other facilities should be built in the area of City dock before he departed for other commitments. That was followed by an introduction of three local candidates for State Office – Chrissy Holy, Sarah Elfreth and Bob O’Shea – and a brief update of events by Alderwoman Elly Tierney.

2. **City Dock Flood Mitigation Project** – Lisa Greico of the Public Works Dept. provided an update highlighting that:
 - a. Design work on North side of Ego Alley had been suspended pending a determination on whether or not an underground garage will be approved for installation where the existing parking lot is located.
 - b. The previous 2 pump station design will be consolidated into one pump station on the South side of Ego Alley, and all the control facilities will be housed in a new 48’ long, 24 ‘ wide by 12 high building on the South side between the playground and Compromise Street.
 - c. Questions concerning possibly delaying the entire project and water treatment. Answers included urgent demand for solution, current available funds from the State that may be withdrawn and current water is untreated. More specific questions arose during the Q&A session reported below.
 - d. There were further questions, but the overriding answer was that the design is being updated and will be available for review at our March 27 meeting.

3. **Presentation by Peter Fillat – Overview**
 - a. A brief history of project presentations and review of City Dock Master Plan (a guide) opened the presentation before focusing on the Study Area from Susan Campbell Park back toward Randal Street including the location of 202 existing surface parking spaces.
 - b. Illustrated various potential curb line extensions, above and below ground parking configurations, townhouse/residential over retail configurations, and hotel configurations and their relationships to the City Dock Master Plan.
 - c. The ownership of the proposed project site is 18% private property and 82% City (citizen) owned.
 - d. Peter explained that “no deal” has been agreed, but that private Bi-Weekly meetings are held with City Staff - there have been 4 meetings to-date.

4. Presentation by Peter Fillat – U/G Garage

- a. This focused solely on the proposed 407-space u/g garage with only one entry/exit on Prince George Street, which is identified as Option 2 in Workshop #4. Not presented was Option 1, which has the same configurations with 373 spaces that included an entry/exit on Dock Street. Both options would house a restroom and shower facility.
- b. Peter incorrectly assumed that the preferred traffic flow would be SE on Dock Street, NE on Craig Street, then SE on Prince George Street to the garage entrance and return the same route. Many in the audience (perhaps most) preferred that most of the traffic flow would be to and from the garage on Dock Street thereby minimizing the traffic flow on residential streets.
- c. Traffic flow of buses would be in on Dock Street, up the ramp and over the garage then down the ramp and out Dock Street similar to the preferred entry/exit to the garage.
- d. There was no discussion of the severe challenge that delivery trucks will face as they attempt to enter, turnaround and exit from behind the hotel within the confines of Prince George Street between Craig Street and the water.
- e. Peter stated that an entry/exit was deemed too unattractive to put on Dock Street, but there was no mention of the 3-4 feet high ramps needed to get cars and buses on top of the garage and to the hotel and Watermark facilities.
- f. All configurations would accommodate the Boat Shows, Car Shows and other surface uses.

5. Presentation by Peter Fillat – Hotel

- a. Peter opened the discussion of a Boutique Hotel by showing the floor plans of five levels plus a penthouse level with a height of 55 feet with the elevator tower extending to 70 feet, far beyond the 38 feet allowed by the current City Code.
- b. The floor plans covered property owned by Blonder, State of Maryland (leased to NSHOF on which the Burtis House sets), and the City of Annapolis. In addition to the rooms, the floor plans include a 5,000 SF restaurant, a 5,000 SF ballroom, 700 SF bar with adjacent 5,000 SF rooftop terrace, and small Harbor Master office.
- c. Views of the six-story hotel in relationship to existing buildings were shown from many different positions in the Harbor and around Ego Alley.
- d. Also shown were various views of hotels ranging from a 4-story, 101 room hotel, 45 ft. high with additional 15 ft. high elevator tower (60 ft. total) to a 5-story, 171 room hotel, 65 ft. high with additional 15 ft. high elevator tower (80 ft. total).

6. Presentation by Peter Fillat – Public Surface Space

- a. Peter said that Fred Kent would be consulted on what should be provided in the public surface space. Fred Kent is a leading authority on revitalizing city spaces and one of the foremost thinkers in livability, smart growth and the future of the city. More information on Fred Kent may be found at the following website.

<https://www.pps.org/people/fkent>

- b. Peter showed several slides taken from or based on Fred Kent’s Project for Public Space presentation – What Makes a Place Great “The Power of 10”.

7. Additional Questions/Concerns from Attendees

- a. Could the entire Flood Mitigation Project be delayed until a decision on the hotel and u/g garage is decided? Response – No. The frequency and depth of nuisance flooding is increasing and a solution is urgently needed, and State provided funding might be withdrawn if delayed.
- b. Since Local Waters have been on the Federal Dirty Water List since 2010, the State and City under a Federal Mandate to reduce pollution flowing into local creeks, and storm water being the only remaining reduction required, will the Mitigation Project include water treatment facilities? Response – No. A solution to the flooding problem is urgently needed, no funding for treatment is provided. (Further discussion cut short to stay within allotted schedule.)
- c. Could the large Control Facilities for the City Dock Flood Mitigation Project be incorporated into the Hotel Project? Response – Yes.
- d. Is the City paying redesign/engineering fees to AECOM in response to this proposal? Response - Yes.
- e. Will the garage be leak proof and resistant to hurricane/sea level rise? Response – The garage structure will be poured in-place concrete with tie-down anchors to prevent floatation, but will need some pumping capacity to clear the water when the garage is cleaned; and the top of the structure will be designed to Elev. 7 which is the current standard.
- f. What to do with the Burtis House? Response – Demolish, repair or move. Raise the house to Elev. 7 if it remains.
- g. If the hotel only needs 40 designated parking spaces in the garage, where will restaurant and bar customers as well as event attendees park?
- h. Will the rooftop bar and terrace seek music after 10 pm?
- i. Will the City be charged for Harbor Master and Boating Facilities included in the project and if so how much?
- j. Will there be green spaces? Response – No there will be pavers.
- k. What is the time frame for the project? Response – ASAP.
- l. How much will the garage cost? Response \$20 Million.

- m. Since similar size C21 hotels cost \$50+ million, what makes you believe that your proposed hotel can be built for \$24 million? Response - We have quantified and evaluated three different schemes.
- n. What is your business plan?
- o. Who are your partners? Response Blonder, Greg Wallace and The Markets Hotel Group.

8. Location of the Presentation

<https://www.dropbox.com/sh/1twg0zx35r8w2so/AACDMH0qYITIO7ZhmPOGD7mXa?dl=0&preview=WORA+18-0227.pptx>

- 9. Meeting Closing** - The meeting closed at 9:07 pm and attendees reviewed models of the hotel and continued to discuss the project with the presenter, Peter Fillat.