

NATIONAL TRUST FOR HISTORIC PRESERVATION  
PRESERVATION LEADERSHIP TRAINING  
ANNAPOLIS, MARYLAND

TEAM TOPIC

Faced with the seemingly antithetical forces of economic development and historic preservation, the City of Annapolis hopes to develop a comprehensive strategy of growth management as it moves toward the 21st century. This comprehensive approach would strike a critical balance between the two divergent forces by giving consideration to issues such as urban design and transportation management as business and tourism strategies are developed.

This approach is especially critical to Annapolis as an historic city. Annapolis' original Baroque street plan of 1695 remains the dominant physical feature of the city. The city retains a greater concentration of eighteenth-century brick structures than any other town of colonial origin, and those buildings survive in a landscape that still preserves its human, pedestrian scale. Yet, Annapolis is a living city, not a period museum. The city functions as the state capital and the home town of over thirty thousand people. Each year visitors travel to the city to visit its historic sites and to enjoy its waterfront. Tourism brings with it the concomitant problems of traffic, lack of parking and congestion. Thus, the very qualities that make Annapolis a special place--its historic ambience and scale--contain the seeds of its destruction, as the city attracts visitors, developers, businesses, and residents whose numbers threaten to overwhelm the fragile historic district.

Through an examination of the Market Space/Waterfront area, the Preservation Leadership Training program will develop a model growth management strategy for the city of Annapolis. Each team will address a specific area of concern and develop a report on its findings and recommendations. The following issues will be examined:

o Growth Management What are the appropriate uses for the MarketSpace/Waterfront area? What measures can be developed to manage development of the area, while protecting its historic resources? Do existing zoning regulations work in concert with the historic preservation ordinance? Determine if existing zoning and other land-use regulations provide sufficient protection to the historic area as it is developed for future use. If necessary, develop recommendations for new regulations. Identify and assess the potential economic impact of the proposed regulations.

o Transportation What are the major transportation/parking issues affecting the historic district? How effectively does the city's current transportation/parking plan address the historic district's traffic and congestion problems? Examine the pros and cons of satellite parking, garage construction, enforcement policies, municipal and/or private management. How can a more pedestrian-oriented environment be encouraged? Develop

a model transportation plan that considers these issues and identifies the location of future facilities.

o Role of the City, the Historic District Commission, and the Private Sector What is the City's role in the development of the Market Space/Waterfront area? What is the role of the Historic District Commission? Do current procedures allow for sufficient input from the private sector? Provide recommendations for more effective participation of city officials, the Historic District Commission, and interested citizens groups in the development process.

o Design Do development controls and guidelines established by the City ensure the protection of historic resources, and the preservation of the Waterfront area's historic scale and image? Identify the design issues affecting the Market Space/Waterfront area. Illustrate the potential impact of new development and rehabilitation under current regulations. Working in coordination with the Growth Management Team, illustrate the potential impact of alternative regulations designed to protect the area's historic image.

o The Impact of Tourism Related Businesses With the growth of tourism, Annapolis has experienced a sharp increase in the number of businesses developed to serve visitors to the city. Results from this increase include the displacement of neighborhood convenience stores with those servicing visitors, the encroachment of Bed and Breakfast establishments into residential neighborhoods surrounding the downtown, and a growing number of bars and food outlets. These developments have had an economic impact, as well as an impact on the character of the historic district. Identify the effects of tourism related businesses. Examine strategies (economic incentives, liquor license moratoriums, etc.) that may be employed to ensure that the area will serve local needs as well as those of tourists.