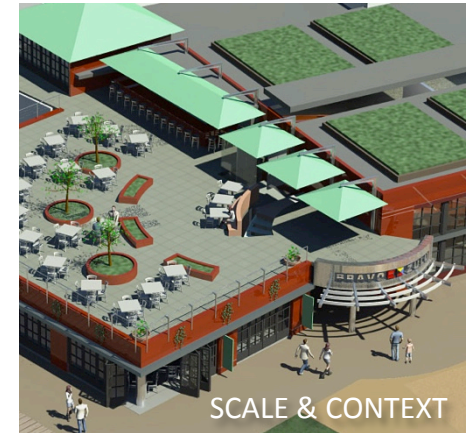


110 Compromise at City Dock

Annapolis, Maryland

UNBUILT ARCHITECTURE



The 110 Compromise Street property in Annapolis is privately owned, but its prominence and impact at the city's 300-year-old harbor have prompted years of passionate public debate over its redevelopment. This commission is an investment group's thoughtful response to previous schemes put forth by developers and public interest groups. The *parti* seeks to balance the property's maritime zoning and context with the desire to realize the economic and social potential of the most coveted real estate in Annapolis.

Pre-design information gathering and planning studies included meetings with community leaders, whose responses validated the vision for a suitable and exciting program. The final mixed-use program includes a harborside restaurant and ale house with rooftop dining, a finishing shop for wooden boats, and a boaters' chandlery/provisioning store. Sustainability, integral to the design from its inception, resonated with the community. Site and building analysis provided confidence that the existing structure and envelope could be successfully repurposed.



Project Informers



Restoration of views down Main Street toward harbor



Zoned Waterfront Marine Conservation (WMC)



Enhancement of public spaces and waterfront access



Productive dialog with community leaders and citizens

Existing Conditions



The original 11,000 SF retail building, with its featureless facade facing historic Main Street, is generally not well-liked by the community

Proposed Redevelopment



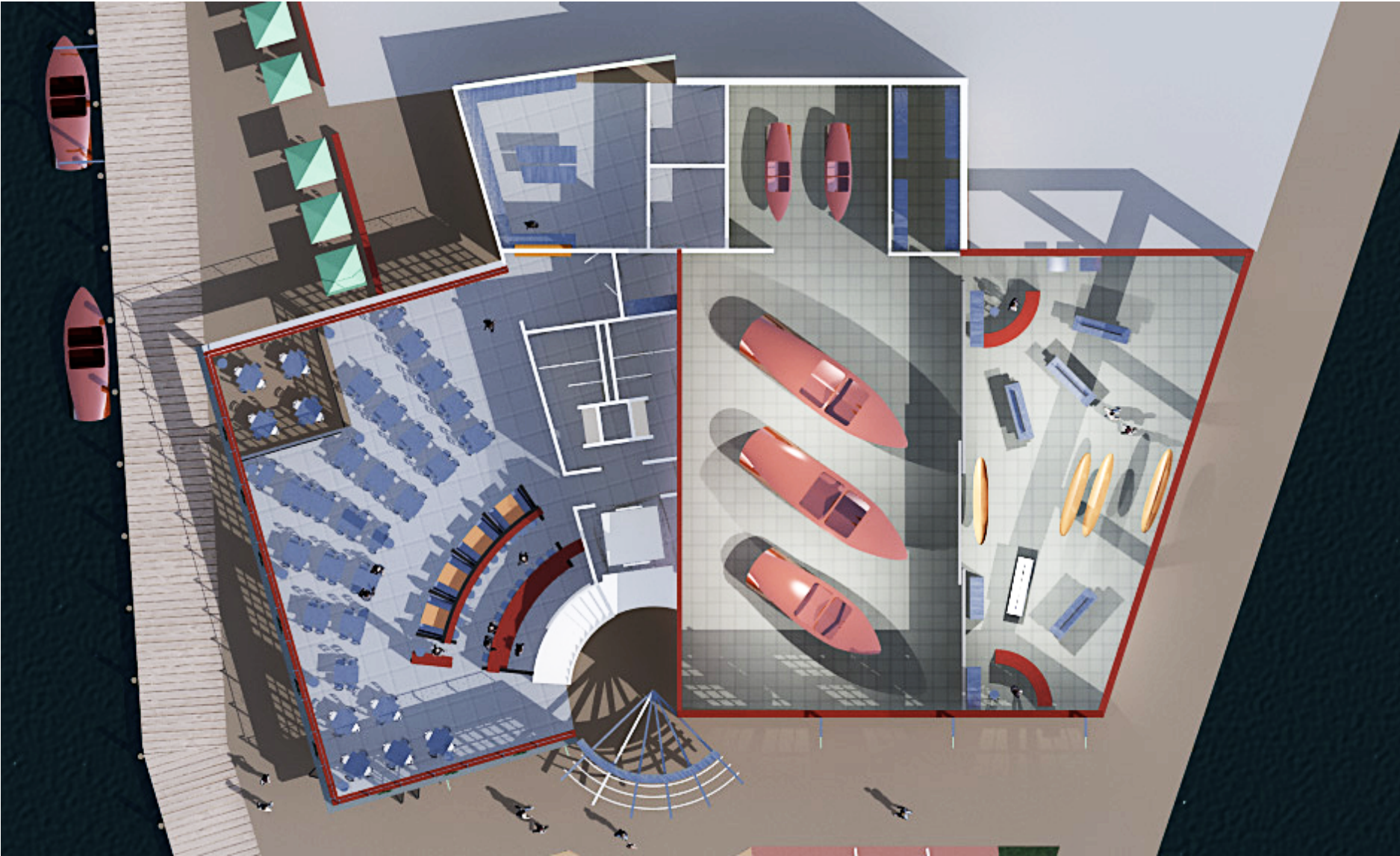
Redesigned building, repurposed for mixed use: restaurant, boat shop, and chandlery for local and visiting sailors

Overhead Perspective - Site



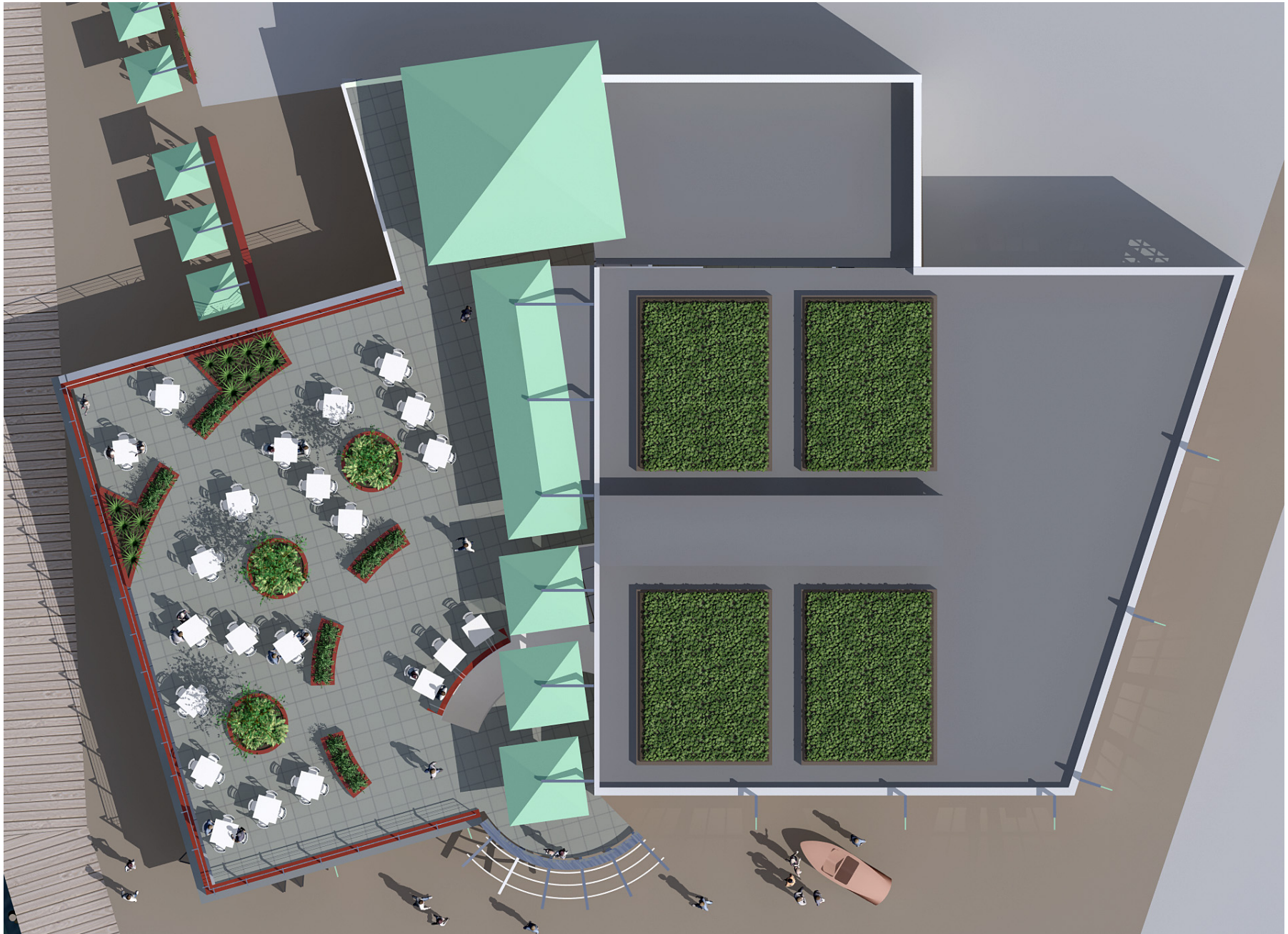
Rooftop dining and dockside café seating extend the vibrant atmosphere of Annapolis City Dock down the full length of the harbor.

First Floor Plan



At the north wall, an elevated catwalk connects the restaurant to the boat shop, allowing visitors an appreciation of wooden boatbuilding.

Second Floor / Rooftop Dining



The upper level features the dining terrace, a canopy-covered bar area, a private function room, and green roof elements.

Overhead Perspective - Close



Our final design was informed by three parti tenets to be an interpretive, 'boat factory aesthetic' (refer to Descriptive Data for more on the parti). Architecturally integrated energy considerations include ample daylighting, a variety of shading devices, and green roof elements.



View down Main Street directly to the 110 Compromise maritime, commercial project at City Dock with harbor and Bay in the background.