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Joshua J. Cohen, Mayor
City of Annapolis
160 Duke of Gloucester Street
Annapolis, Maryland 21401

November 28, 2011

Patricia Nalley, President
Anne Arundel County Board of Education
2664 Riva Road
Annapolis, MD 21401

Re: Compromise Street and City Dock Revitalization

Dear Ms. ~~Nalley~~ **Patti**:

This letter is to formally invite Anne Arundel County Public Schools to enter into discussions with the City of Annapolis about partnering to pursue a public-purpose redevelopment of AACPS's parking lot property behind Annapolis Elementary School.

On December 6th, 2010 I sent the enclosed letter to Dr. Maxwell and the Board of Education to reaffirm the City's goal of revitalizing the City Dock area including this property. We are now at a point where we are refining this goal into more concrete plans, and we need to pursue more formal discussions with the Board of Education.

Our town has discussed the revitalization of the City Dock area for years. One concept which I support is to revitalize Compromise Street by developing new street-level retail with structured parking in the rear. This concept is consistent with the City's 2009 Comprehensive Plan which calls for clearing City Dock of parking and providing an alternative site for the parking. It also is consistent with the 2011 Phase One Report of our City Dock Advisory Committee which recognizes the Compromise Street corridor as "an important, if somewhat underrated, gateway" needing "mixed use and flexible uses that enhance downtown and the public enjoyment of City Dock."

AACPS's parcel behind Annapolis Elementary School with the parking lot is critical to achieving this vision, as is the City's adjoining parcel with the playground, basketball court and Newman Street Park. Both parcels are necessary to make the vision a reality.

Now, the upcoming revitalization of Annapolis Elementary School offers a once-in-a-lifetime opportunity to achieve this vision, as well as a real sense of urgency to act. Earlier this month, with Dr. Maxwell's consent, I invited Alex Szachnowicz and George Margolies to meet with me and other key City officials. Our discussion was productive and affirmed that while a number of constraints and challenges remain to be addressed,

Patricia Nalley
November 28, 2011
Page Two

there is a very real possibility that the City's goals and AACPS's goals can both be met.


Some of AACPS's requirements would likely include, by way of example, a certain number of reserved parking spaces, safety barriers and safe pedestrian access, vehicular access on Newman Street and Compromise Street adequate for school buses, access throughout the construction process, hold-harmless and indemnity provisions, and a rebuilt playground to replace the existing one on Newman Street. In addition, AACPS would require the authority to approve all plans and designs.

The next step is to establish a process to iron out these details and more, such as the redevelopment timeline, the City's ability to manage a redevelopment process involving both parcels, and the need for community input and public accountability. For this reason, I am respectfully inviting AACPS to formally enter into discussions with the City. The goal of these discussions would be to develop a formal agreement or set of agreements for consideration by both entities.

You and your colleagues, as well as Dr. Maxwell and his staff, have been remarkably receptive and helpful to the City in exploring these ideas thus far. We all recognize that this type of project is not part of AACPS's core mission, and I am truly grateful for your support.

As you know, time is of the essence. I look forward to a response at your earliest convenience. Please contact me directly at 410-263-7997 if you have any questions or would like to discuss this further.

Best regards,



Joshua J. Cohen

Enclosure

cc: Board of Education Members
Dr. Kevin M. Maxwell, Superintendent
City Council Members
Michael Mallinoff, City Manager