

**Council Agenda Report**

**Date:** March 28, 2016  
**Submitted by:** Odie Wheeler, Public Works Director  
**Prepared by:** Patricia Escher, City Planner

**SUBJECT: Gateway Planning Committee Update**

This is an update from the Gateway Planning Committee. This update is requesting guidance from the Council and will require some action statements by the Council.

**1. Background Information****a. Gateway Planning Design Committee**

- i. Sailwinds Park, Inc. was established in 1992 and has worked collaboratively with the City on several joint ventures, of which, the redevelopment of the properties on Rte. 50, known as the Maryland Avenue Gateway. City staff, a representative of Council and members of Sailwinds Park Inc. has been meeting on a monthly basis to move the final design of the properties forward. This includes the demolition of the existing buildings, an interim design, the planning and implementation of the final Gateway feature which has yet to be determined.

**b. Gateway Design**

- i. Grant Funding: The process to secure the property and plan for a Gateway design has involved several years of planning and securing funds through various State grant opportunities.
  1. In 2013 and 2014, Sailwinds Park, Inc. applied for and received SGIF grants for the purchase of the two properties located on Rte. 50. Upon receipt of the grants, the funds were transferred to the City, and in turn the City purchased the properties.
  2. In 2015, the City applied for and received a SGIF grant for the demolition of the two buildings and installation of an interim design of berm along the western portion of the property and the installation of some vegetation and irrigation. This phase should be taking place during the spring/summer of 2016.
  3. In 2016, Sailwinds Park, Inc. applied for a MHAA grant for the planning of the final design of the property.
- ii. Redesign of East-bound Route 50 Right Turn Lane onto Maryland Avenue. (See Attachment)
  1. During Committee discussions the conversation turn to the potential of facilitating the right turn movement onto Maryland

Avenue. Staff prepared a conceptual drawing for the design and met with SHA. The State seemed receptive to the redesign. If Council concurs with the conceptual design, then staff requests direction to proceed with more detailed design drawing and to enter into negotiations with the State regarding the design and potential funding sources.

**Council Action:**

iii. Planning Process:

1. If MHAA funds are secured (applied for by Sailwinds Park, Inc.), then the funds would be used to hire design consultant.
2. If MHAA funds are not secured, should the committee try to get other funding sources?
3. If MHAA funds are not secured, should the committee try to use University of Maryland graduate level students?

**Council Action:**

iv. Community Outreach Options

1. Have City Council hold an open meeting and get a whole range of community ideas.
  2. Have City Council hold an open meeting with a more focused approach with the committee presenting some broad concepts that have been previously discussed.
  3. Have City Council hold an open meeting with the committee presenting 2-3 design concepts and get community input.
- A community outreach process was done in 2013 for the Gateway design however; the implementation of the community outreach was more focused on Maryland Avenue than the Gateway. Below are some of the ideas from that process which could be used in this process.
    - Design with the intent to replicate;
    - Use local artist and materials, and be congruent with City marketing;
    - Consider ambient lighting to create arrival;
    - Mimic the tensile sailcloth design in the R/UDAT report; and
    - Improve vehicular circulation.
  - The second option would be more focused, refresh the community about what processes and concepts have already been discussed and get a renewed direction.
  - The third option is similar to that which is being proposed as part of the Sailwinds Port Property. This is a more focused approach that lends itself

to refinement of the ideas that have already been discussed and is a more efficient process.

**Council Action:**

