

Havre de Grace Downtown Restoration Plan

Public Work Session
January 10, 2023

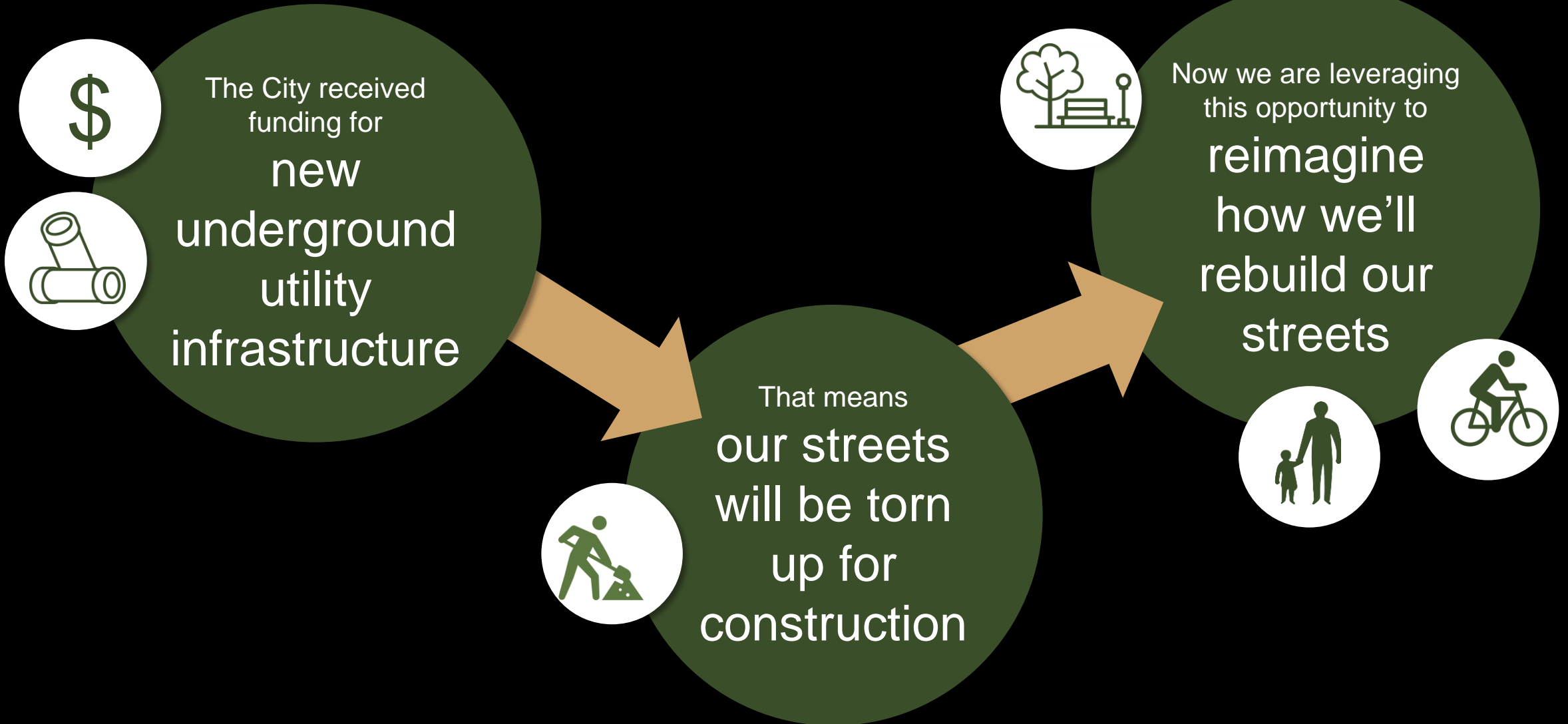




Agenda

- 1. Project Background**
- 2. Project Overview**
- 3. Construction Documents (CDs) Development**
- 4. Next Steps**
- 5. Color Plan Review**

Project Background



Project Background



The City received funding for new underground utility infrastructure



Existing Utilities

- Gas
- Water
- Sanitary Sewer
- Stormwater
- Electric
- Communications
- Street Lighting



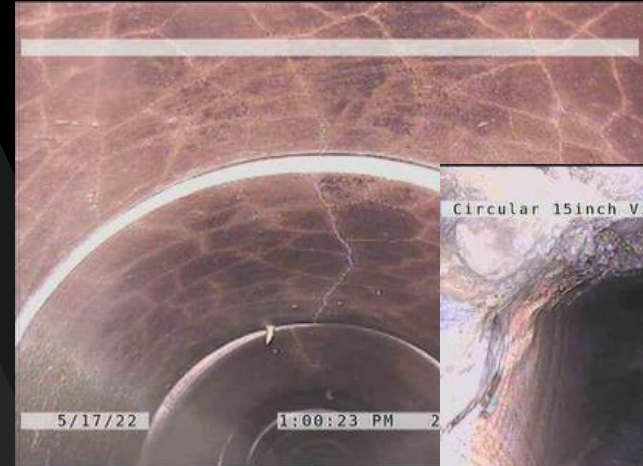
Project Background

Sanitary Sewer

- Camera Inspection completed
- Broken, cracked main pipe
- Failing service connections

Gas

- BGE construction update

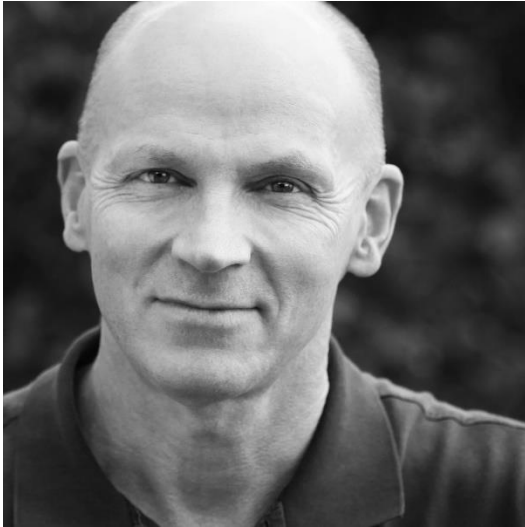




Agenda

1. Project Background
- 2. Project Overview**
3. Construction Documents (CDs) Development
4. Next Steps
5. Color Plan Review

Welcome and Introductions



Ian Lockwood, PE
Site Planner/
Charrette Lead



Rob Pinckney, PE
Project Engineer /
Engineer of Record



Liz Gilliam
Director of Design /
Landscape Architecture
Lead

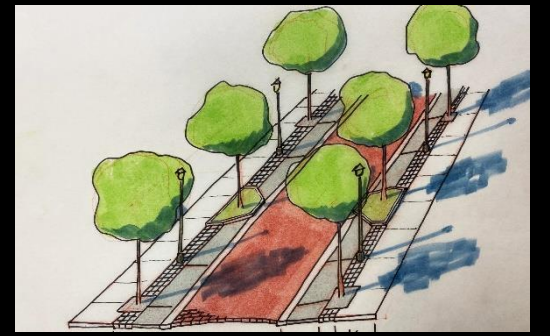


Boards and Commissions (1-2 PM)

<p>Facilitators: - Fred Lippert - Katie Heuser</p> <p>Interviewees: - Bill Price - David Anstrand - Ed Garono - Fred Willis</p>	<p>Starter Questions: What do you like and dislike about the area? What do you wish to see changed? What is missing that you would like to see created?</p>	<p>Key location for stage</p>
<p>Facilitators: - Fred Lippert - Katie Heuser</p> <p>Interviewees: - Bill Price - David Anstrand - Ed Garono - Fred Willis</p>	<p>Starter Questions: What do you like and dislike about the area? What do you wish to see changed? What is missing that you would like to see created?</p>	<p>Key location for stage</p>
<p>Facilitators: - Fred Lippert - Katie Heuser</p> <p>Interviewees: - Bill Price - David Anstrand - Ed Garono - Fred Willis</p>	<p>Starter Questions: What do you like and dislike about the area? What do you wish to see changed? What is missing that you would like to see created?</p>	<p>Key location for stage</p>







Values:

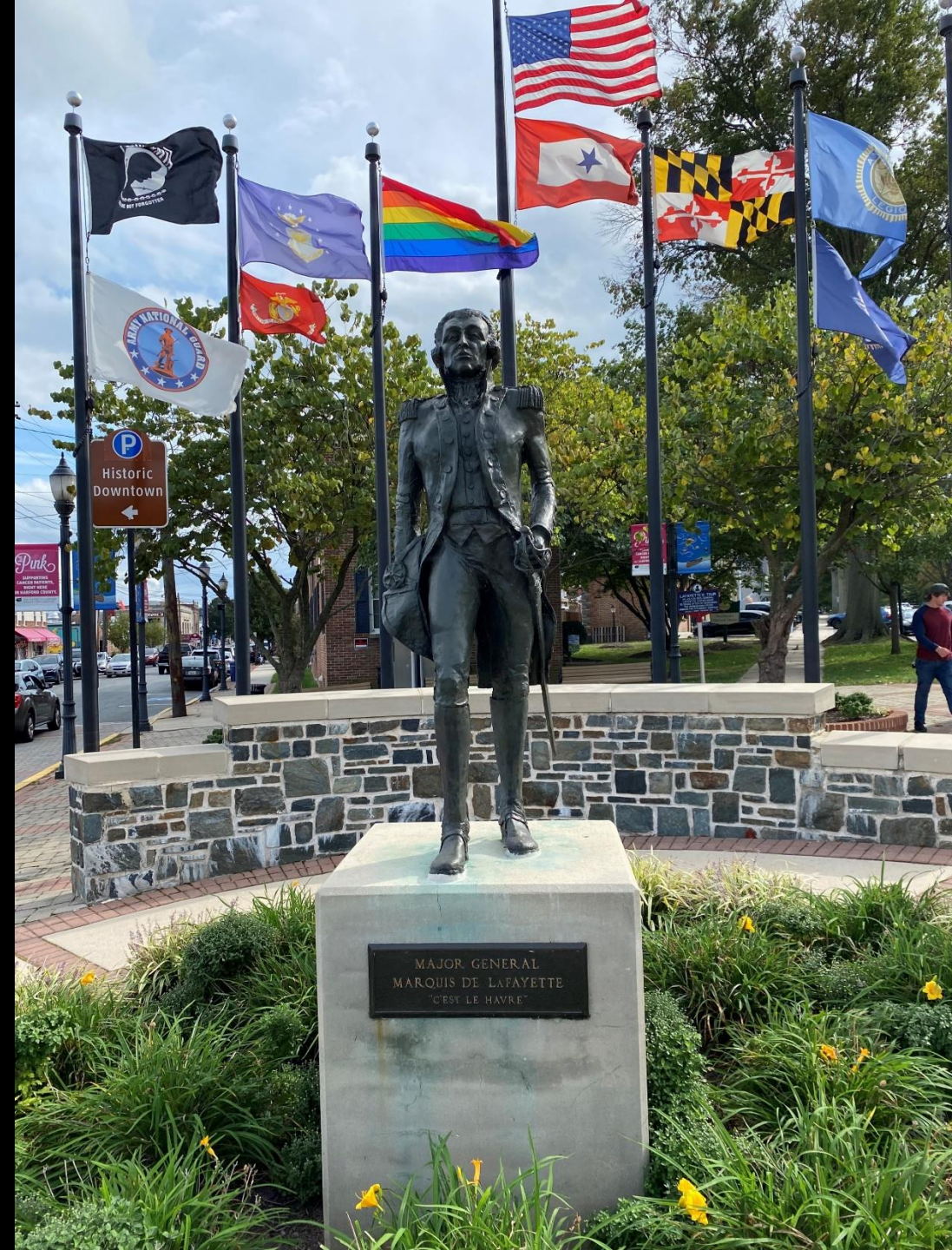
1. A wonderful place in which people will want to spend time
2. Flexible spaces that accommodate small, medium, & large events
3. Thriving local businesses
4. Environmental sustainability
5. Maintenance and longevity
6. Consistent, legible, & intuitive design
7. All seasons and all senses

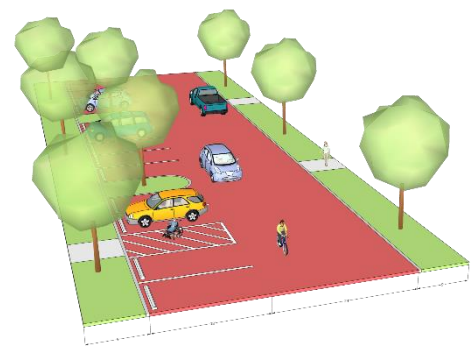
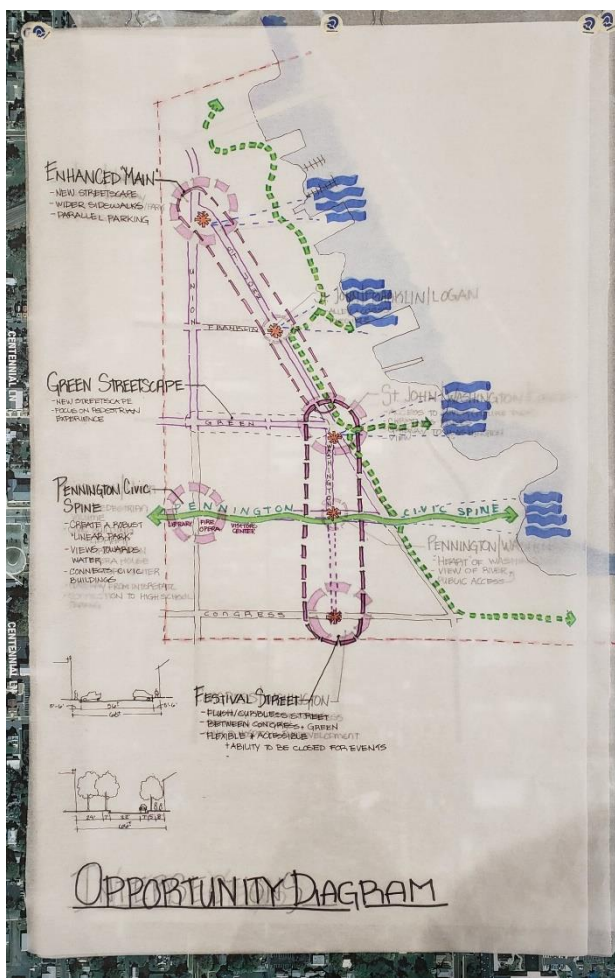


Values:

1. A wonderful place in which people will want to spend time
2. Flexible spaces that accommodate small, medium, & large events
3. Thriving local businesses
4. Environmental sustainability
5. Maintenance and longevity
6. Consistent, legible, & intuitive design
7. All seasons and all senses

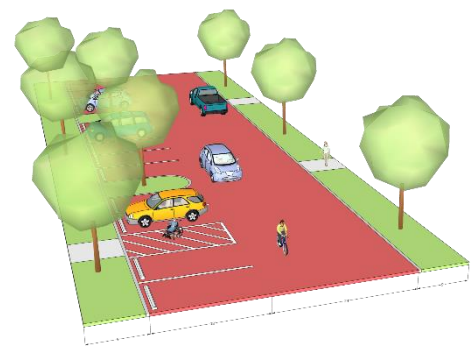
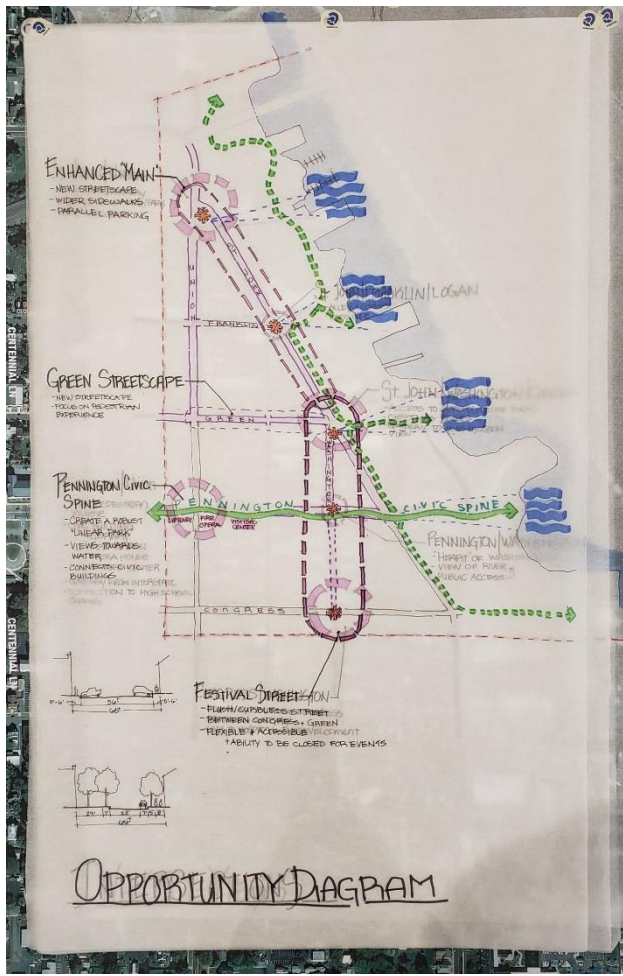
Great Place





**Havre de Grace
Restoration Plan**
APRIL 2022

HAVRE DE GRACE
1785 1878
DEFENSOR PATRIAE
MARYLAND



**Havre de Grace
Restoration Plan**
APRIL 2022

HAVRE DE GRACE MARYLAND
1785 1878
DEFENSOR PATRIE

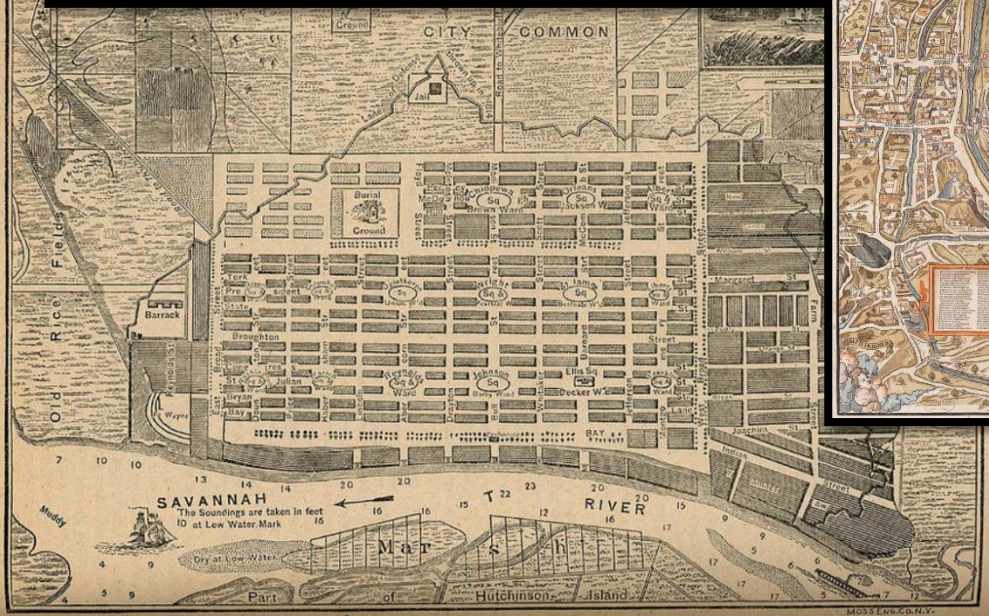
The fundamental purpose of cities is to advance efficient & effective exchange.



View of the City of
St. AUGUSTINE, FLA.
Viewed from the Harbor Bridge.
Copyright, 1888.



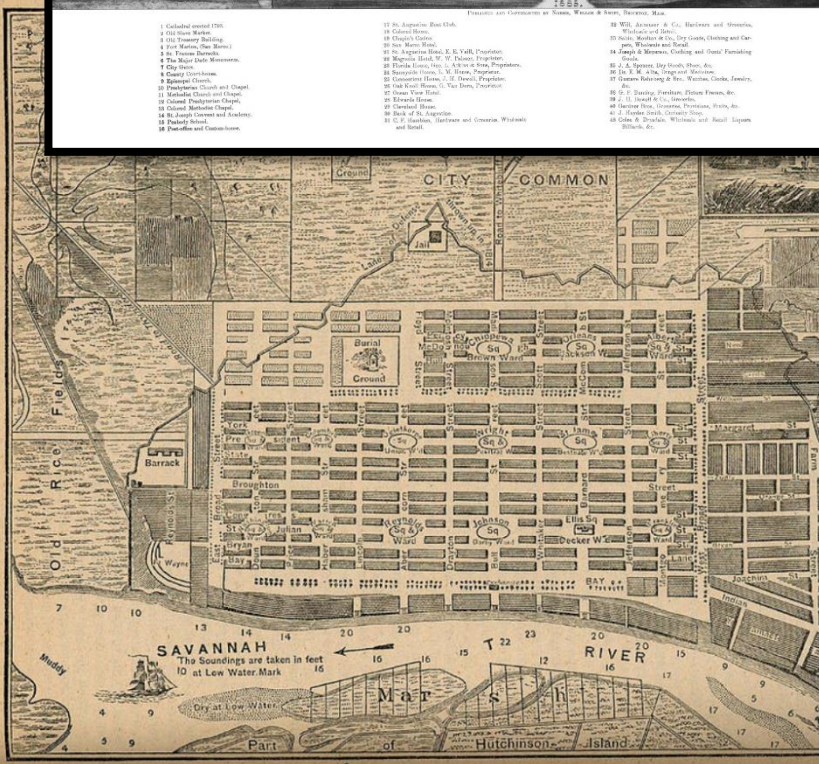
- Printed and Published by S. W. WOOD & BROS., SAVANNAH, GA.
- 1. Cathedral erected 1763.
 - 2. Old Stone Wall.
 - 3. Fort Mose, (San Mateo).
 - 4. The Palace.
 - 5. The Old City Walls.
 - 6. City Church.
 - 7. Episcopal Church.
 - 8. St. Augustine Church and Chapel.
 - 9. Catholic Church and Chapel.
 - 10. General Post Office.
 - 11. St. August's Church and Chapel.
 - 12. St. August's Church and Chapel.
 - 13. St. August's Church and Chapel.
 - 14. St. August's Church and Chapel.
 - 15. St. August's Church and Chapel.
 - 16. St. August's Church and Chapel.
 - 17. St. August's Church and Chapel.
 - 18. St. August's Church and Chapel.
 - 19. St. August's Church and Chapel.
 - 20. St. August's Church and Chapel.
 - 21. St. August's Church and Chapel.
 - 22. St. August's Church and Chapel.
 - 23. St. August's Church and Chapel.
 - 24. St. August's Church and Chapel.
 - 25. St. August's Church and Chapel.
 - 26. St. August's Church and Chapel.
 - 27. St. August's Church and Chapel.
 - 28. St. August's Church and Chapel.
 - 29. St. August's Church and Chapel.
 - 30. St. August's Church and Chapel.
 - 31. St. August's Church and Chapel.
 - 32. St. August's Church and Chapel.
 - 33. St. August's Church and Chapel.
 - 34. St. August's Church and Chapel.
 - 35. St. August's Church and Chapel.
 - 36. St. August's Church and Chapel.
 - 37. St. August's Church and Chapel.
 - 38. St. August's Church and Chapel.
 - 39. St. August's Church and Chapel.
 - 40. St. August's Church and Chapel.
 - 41. St. August's Church and Chapel.
 - 42. St. August's Church and Chapel.
 - 43. St. August's Church and Chapel.
 - 44. St. August's Church and Chapel.
 - 45. St. August's Church and Chapel.
 - 46. St. August's Church and Chapel.
 - 47. St. August's Church and Chapel.
 - 48. St. August's Church and Chapel.
 - 49. St. August's Church and Chapel.
 - 50. St. August's Church and Chapel.





View of the City of
St. AUGUSTINE, FLA.
Rising from the Water's Edge.
From the Fort. 1888.

- | | | |
|--------------------------------------|---|---|
| 1. Cathedral erected 1763. | 17. St. Ignace, Built 1764. | 33. Wm. Bennett & Co., Dry Goods and Groceries. |
| 2. Old Stone Wall. | 18. Cabot House. | 34. "Manufacture of Soap." |
| 3. Fort Moultrie, Built 1763. | 19. Church of St. James. | 35. "Wm. Bennett & Co., Dry Goods, Clothing and Car- |
| 4. Fort Moultrie, One Mass. | 20. Fort Moultrie. | 36. "James Watson and Son, Tailors." |
| 5. St. James Church. | 21. St. Augustine, Built by St. YVES, Founded 1763. | 37. "James & Watson, Clothing and Shoe Making." |
| 6. The Old Gate Way. | 22. St. Augustine, Built by St. YVES, Founded 1763. | 38. "J. A. Rogers, Dry Goods, Shoes, &c." |
| 7. City Hall. | 23. "Francis James, Tailor, & Sewer & Dress, Population." | 39. "Wm. M. Wm., Soap and Candles." |
| 8. Spanish Church. | 24. "Francis James, Tailor, & Sewer & Dress, Population." | 40. "Graham, Retiring & Tailor, Woollen, Cloak, Fashion." |
| 9. "St. Ignace, Church and Chapel." | 25. "Francis James, Tailor, & Sewer & Dress, Population." | 41. "J. S. Davis, Furniture, Picture Frames, &c." |
| 10. "St. Ignace, Church and Chapel." | 26. "Francis James, Tailor, & Sewer & Dress, Population." | 42. "J. J. Lynch & Co., Groceries, Fruit, &c." |
| 11. "St. Ignace, Church and Chapel." | 27. "Francis James, Tailor, & Sewer & Dress, Population." | 43. "J. J. Lynch & Co., Groceries, Fruit, &c." |
| 12. "St. Ignace, Church and Chapel." | 28. "Francis James, Tailor, & Sewer & Dress, Population." | 44. "J. J. Lynch & Co., Groceries, Fruit, &c." |
| 13. "St. Ignace, Church and Chapel." | 29. "Francis James, Tailor, & Sewer & Dress, Population." | 45. "J. J. Lynch & Co., Groceries, Fruit, &c." |
| 14. "St. Ignace, Church and Chapel." | 30. "Francis James, Tailor, & Sewer & Dress, Population." | 46. "J. J. Lynch & Co., Groceries, Fruit, &c." |
| 15. "St. Ignace, Church and Chapel." | 31. "Francis James, Tailor, & Sewer & Dress, Population." | 47. "J. J. Lynch & Co., Groceries, Fruit, &c." |
| 16. "St. Ignace, Church and Chapel." | 32. "Francis James, Tailor, & Sewer & Dress, Population." | 48. "J. J. Lynch & Co., Groceries, Fruit, &c." |

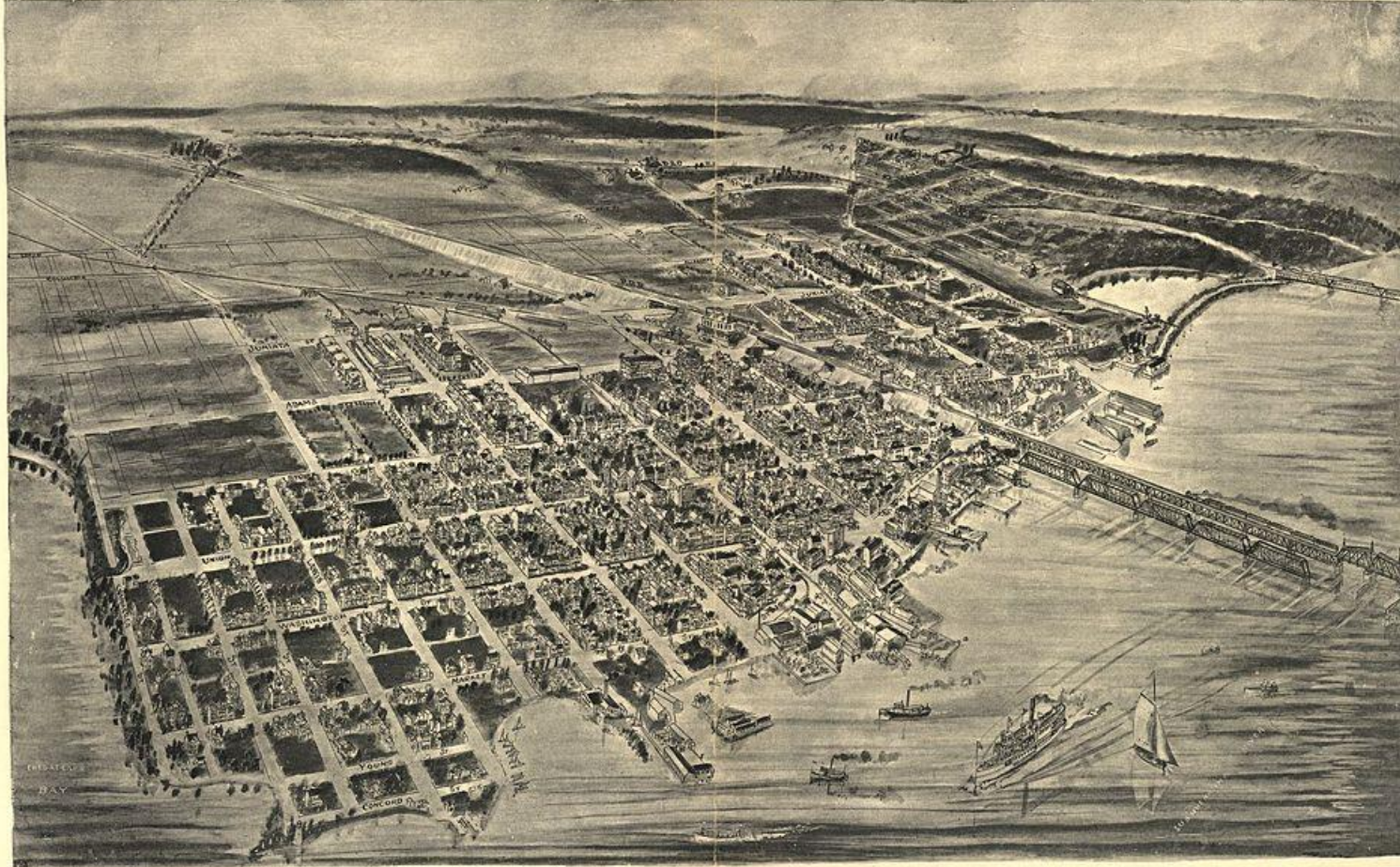


The fundamental purpose of cities is to advance efficient & effective exchange.

- Labor
- Ideas
- Specialization
- Security
- Trade
- Goods
- Entertainment
- Health Care
- Innovation
- Education
- Housing
- Opportunity
- Culture
- Services
- Governance
- Social Contact
- Capital
- Employment

The purpose of cities: to advance efficient & effective exchange.

- Labor
- Ideas
- Specialization
- Security
- Trade
- Goods
- Entertainment
- Health Care
- Innovation
- Education
- Housing
- Opportunity
- Culture
- Services
- Governance
- Social Contact
- Capital
- Employment



BIRDS EYE VIEW OF
HAVRE DE GRACE
 MARYLAND

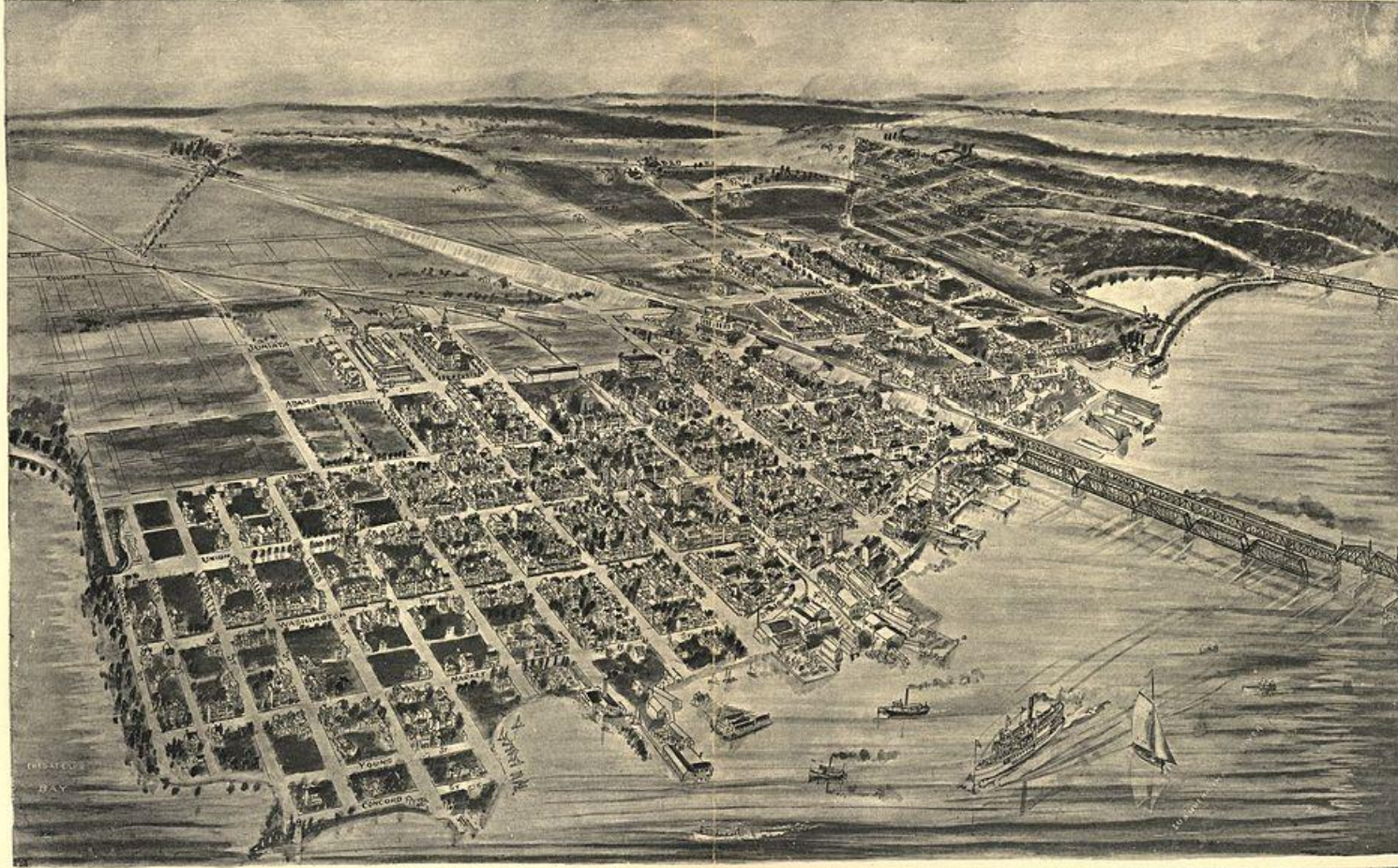
Published by FOWLER & KELLY, Harrisville, Pa. Copyright 1907 by FOWLER & KELLY, Harrisville, Pa.

1907

Buy Direct
 APR 12 1907
 Library of Congress

G344
 H476
 1707
 Pa.

Purposes of Streets :

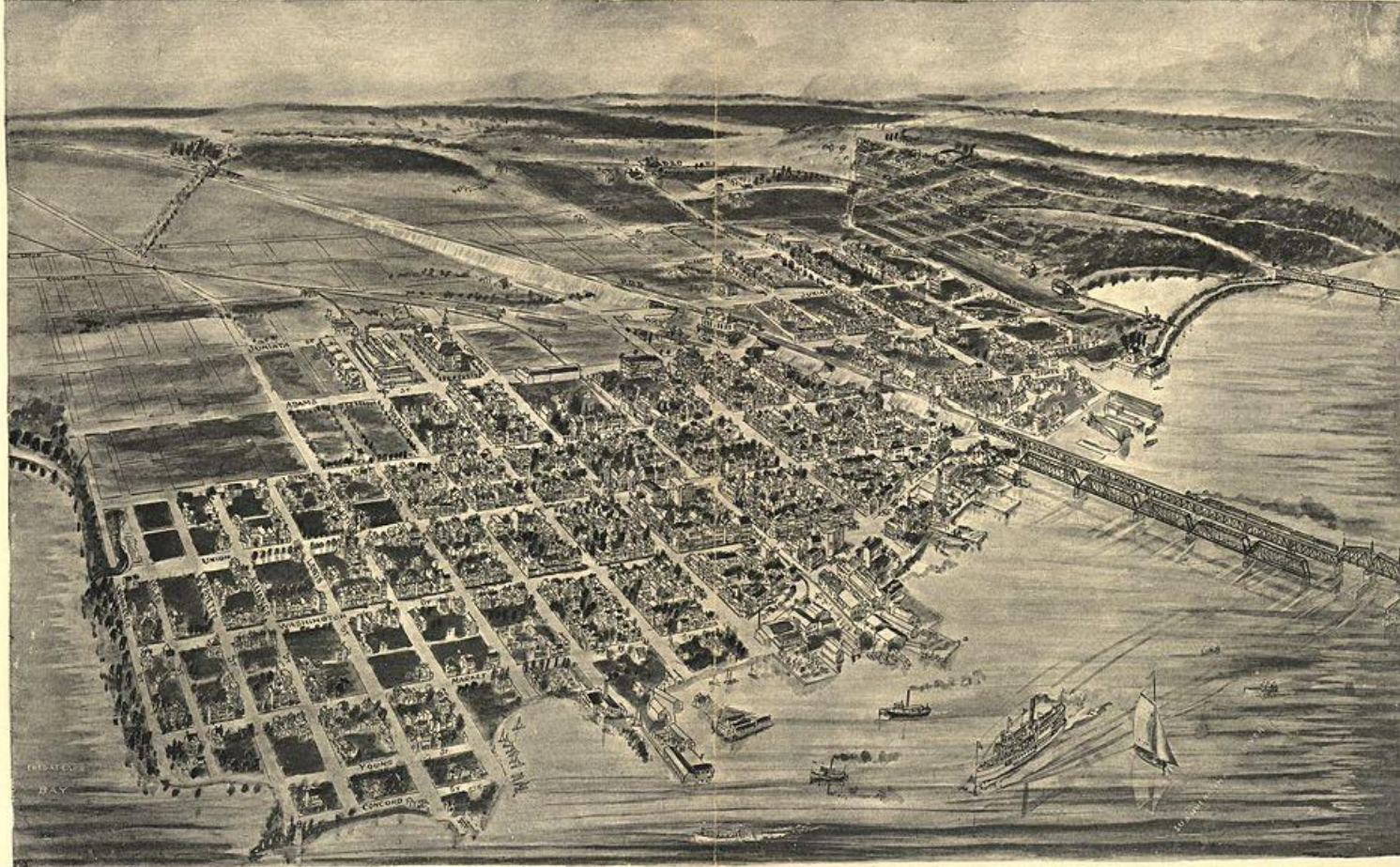


BIRDS EYE VIEW OF
HAVRE DE GRACE
 MARYLAND

Published by POWLER & KELLY, Harrisville, Pa. Copyright 1897 by POWLER & KELLY, Harrisville, Pa.

1907
 Reg. Design
 APR 12 1907
 Library of Congress

6344
 H476
 1707
 Pa.



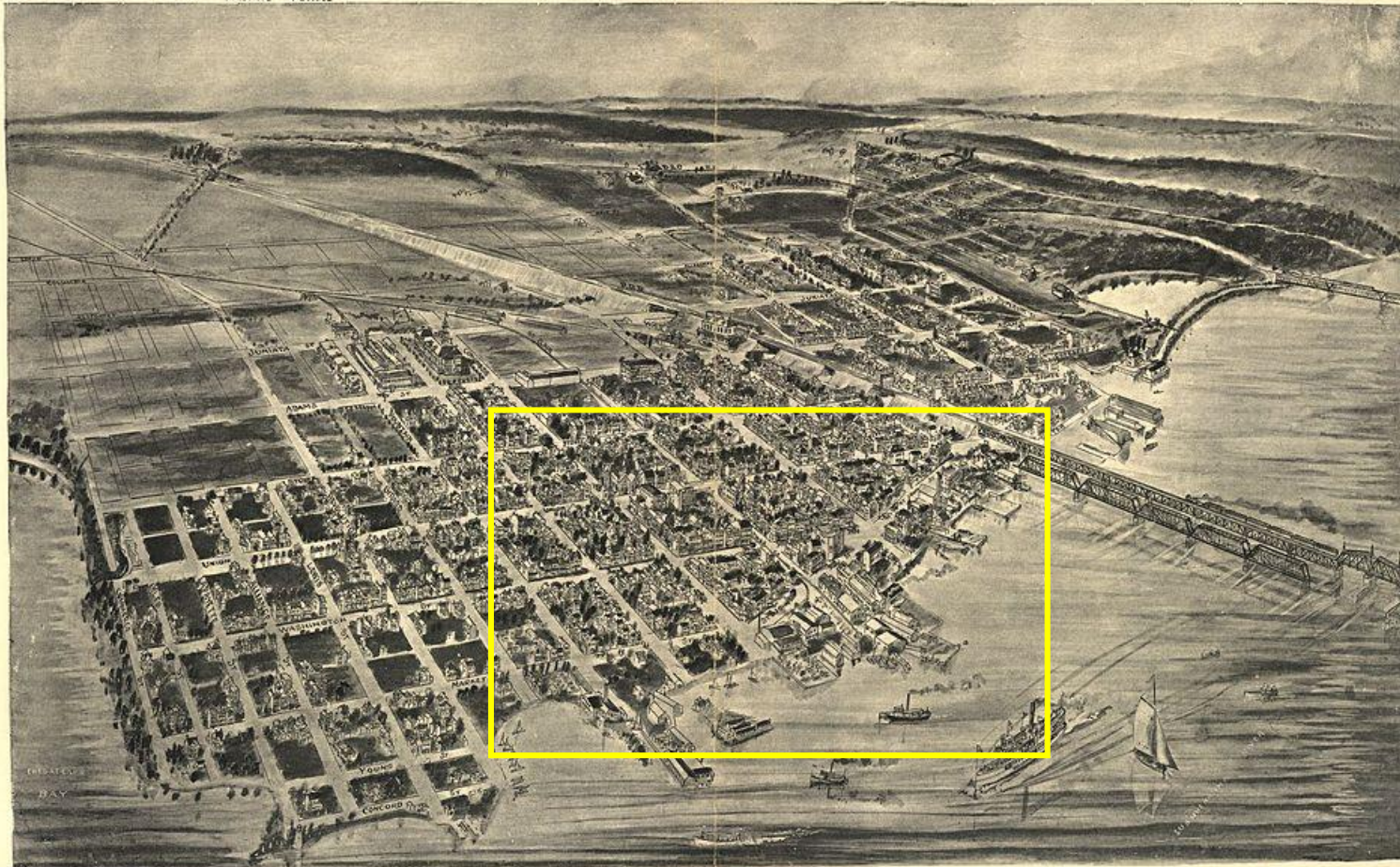
BIRDS EYE VIEW OF
HAVRE DE GRACE
 MARYLAND

Published by FOWLER & KELLY, Harrisville, Pa. Copyright 1907 by FOWLER & KELLY, Harrisville, Pa.

1907
 Ray Brown
 APR 15 1907
 Library of Congress

Purposes of Streets :

- Commerce**
 - Socializing**
 - Celebration**
 - Communication**
 - Recreation**
 - Travel**
 - Access**
 - Deliveries**
 - Identity**
 - Legibility**
 - Place**
- (i.e., multi-purpose public space that generally operated at low speeds)**



BIRDS EYE VIEW OF
HAVRE DE GRACE
 MARYLAND

Published by FOWLER & KELLY, Harrisville, Pa. Copyright 1907 by FOWLER & KELLY, Harrisville, Pa.

1907

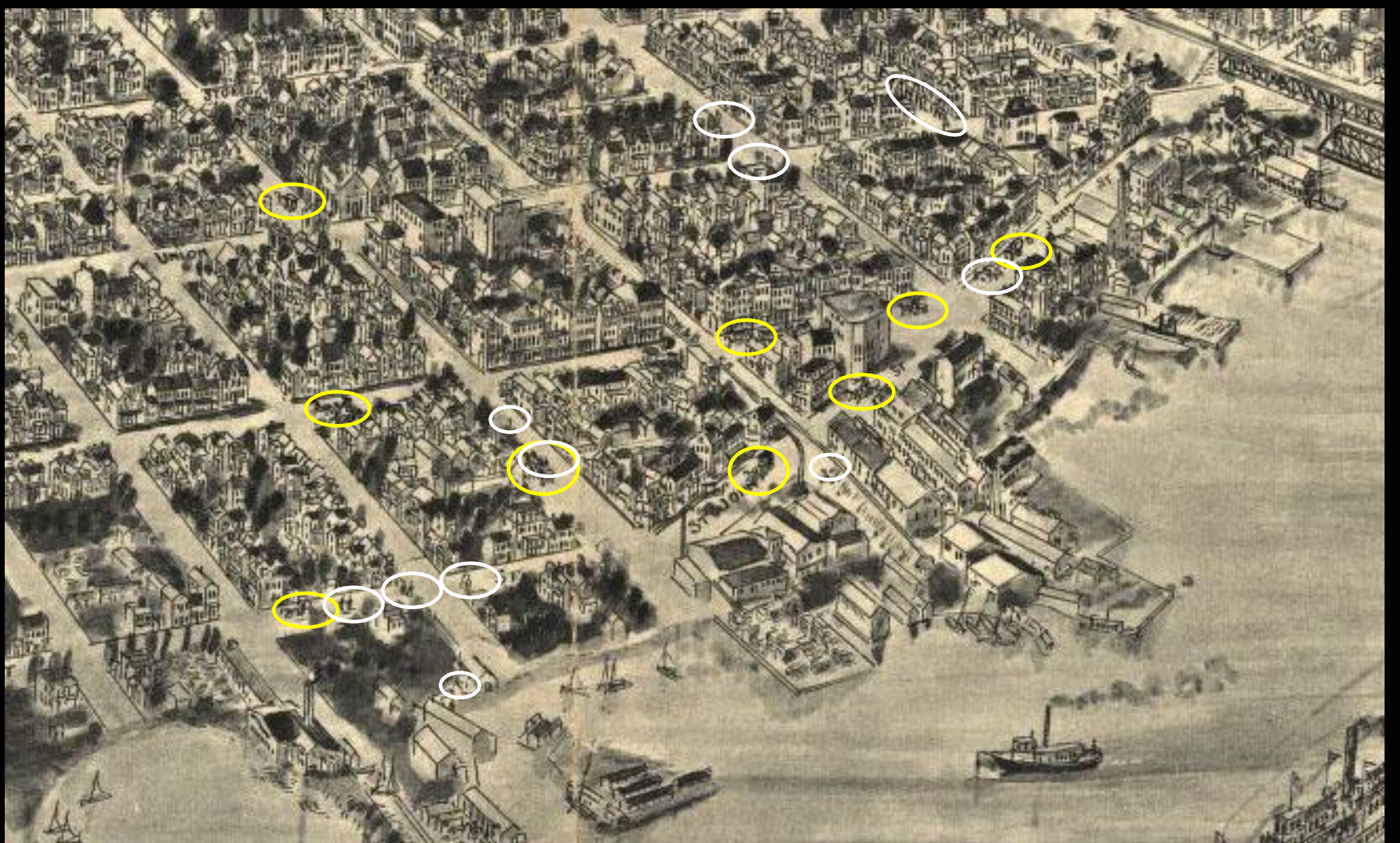
Buy Direct
 APR 15 1907
 Library of Congress

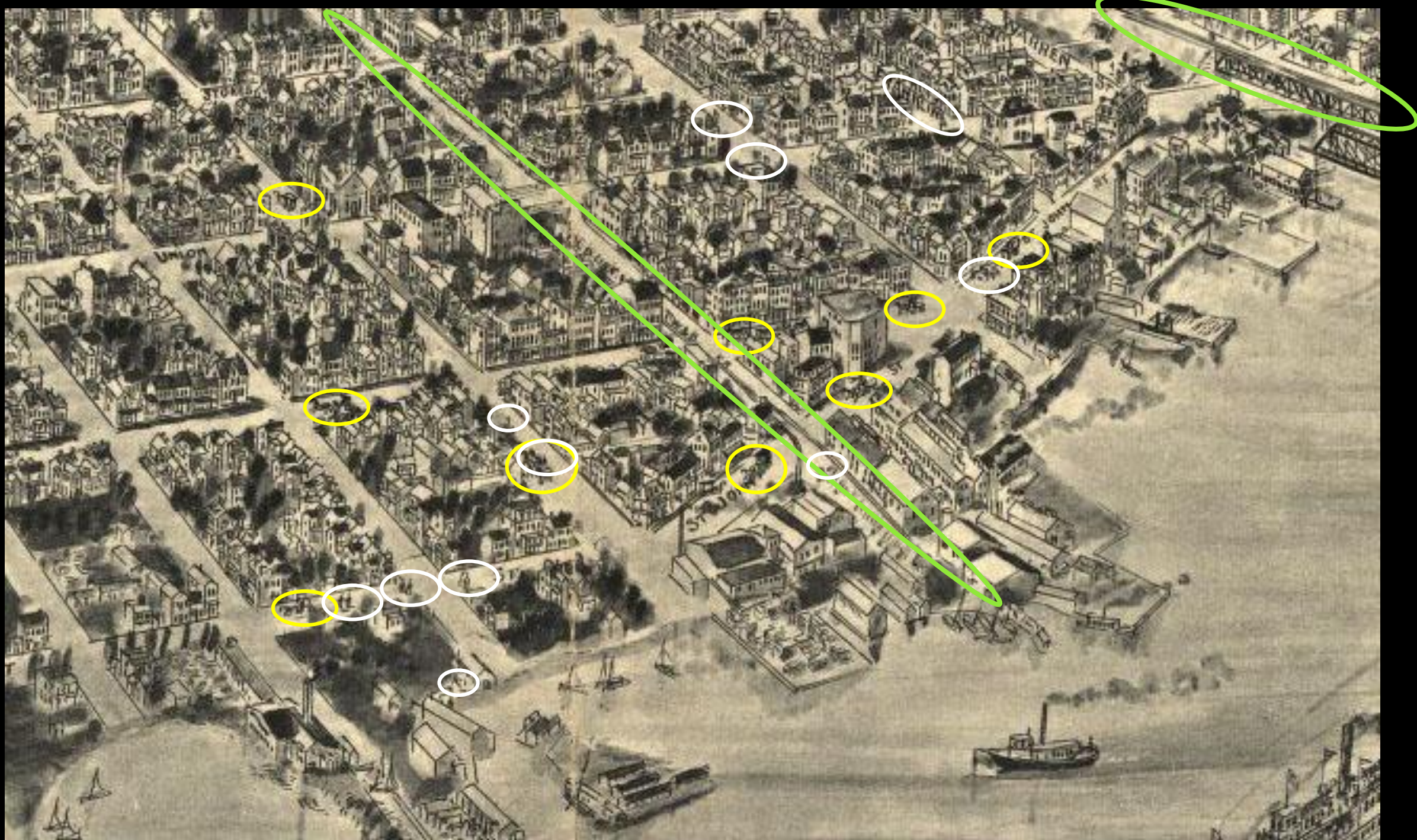
6344
 H476
 1707
 Pa.

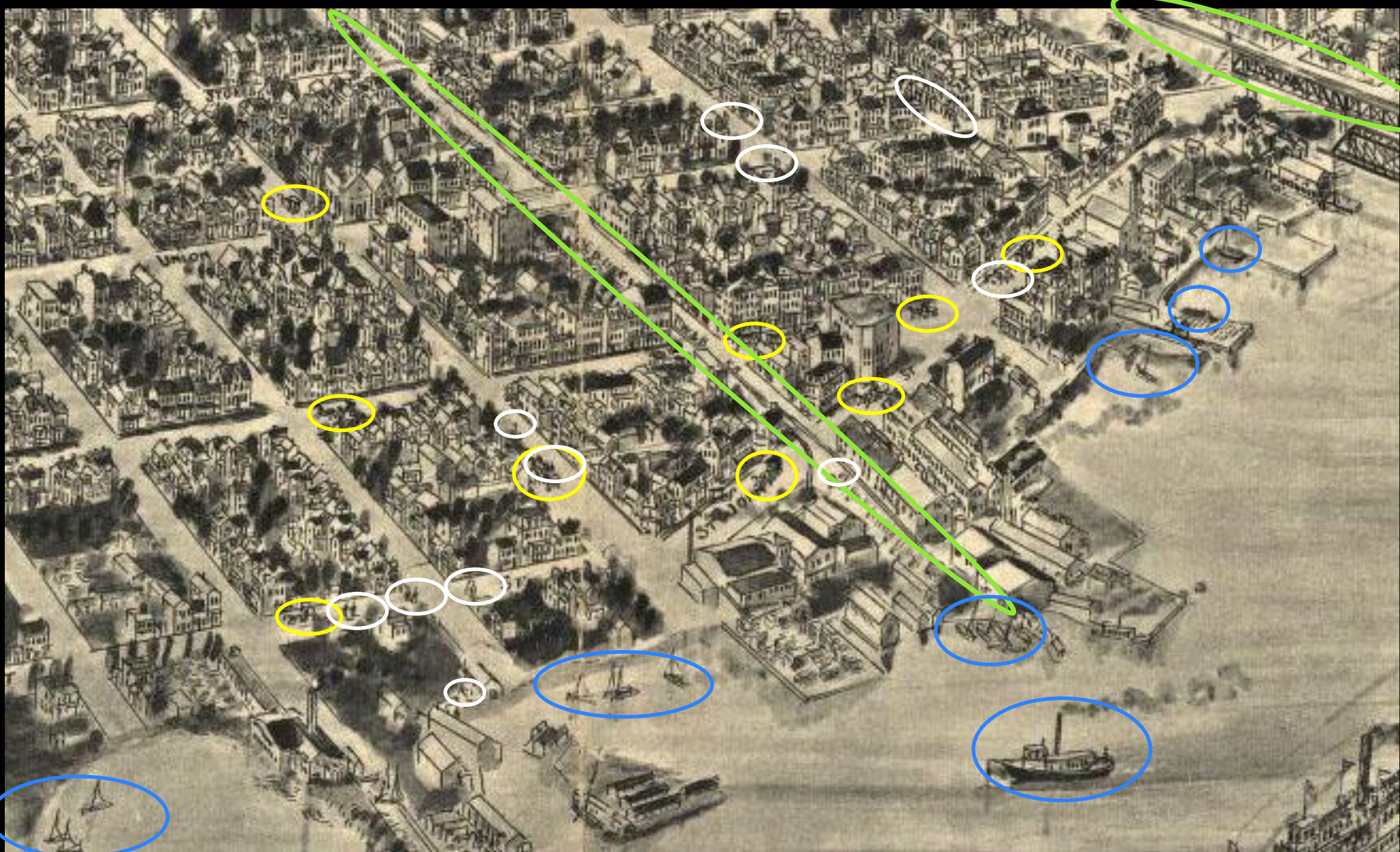
Purposes of Streets :

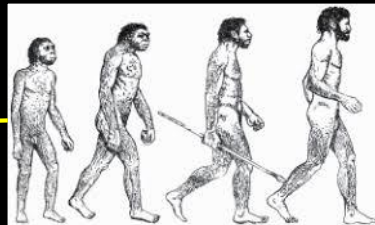
- Commerce
 - Socializing
 - Celebration
 - Communication
 - Recreation
 - Travel
 - Access
 - Deliveries
 - Identity
 - Legibility
 - Place
- (i.e., multi-purpose public space that generally operated at low speeds)









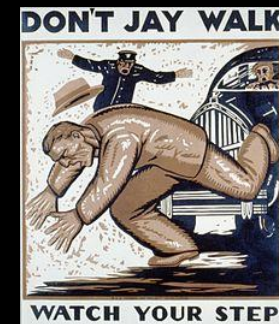


Walking & Trails
5,000,000 years ago

Automobile
130 years ago



Popular Car Culture
75 years ago



Cities & Streets

History of Ground Transportation

Founding of Havre de Grace
240 years ago

<1%

Today

10,000
years ago

5,000
years ago



Horses



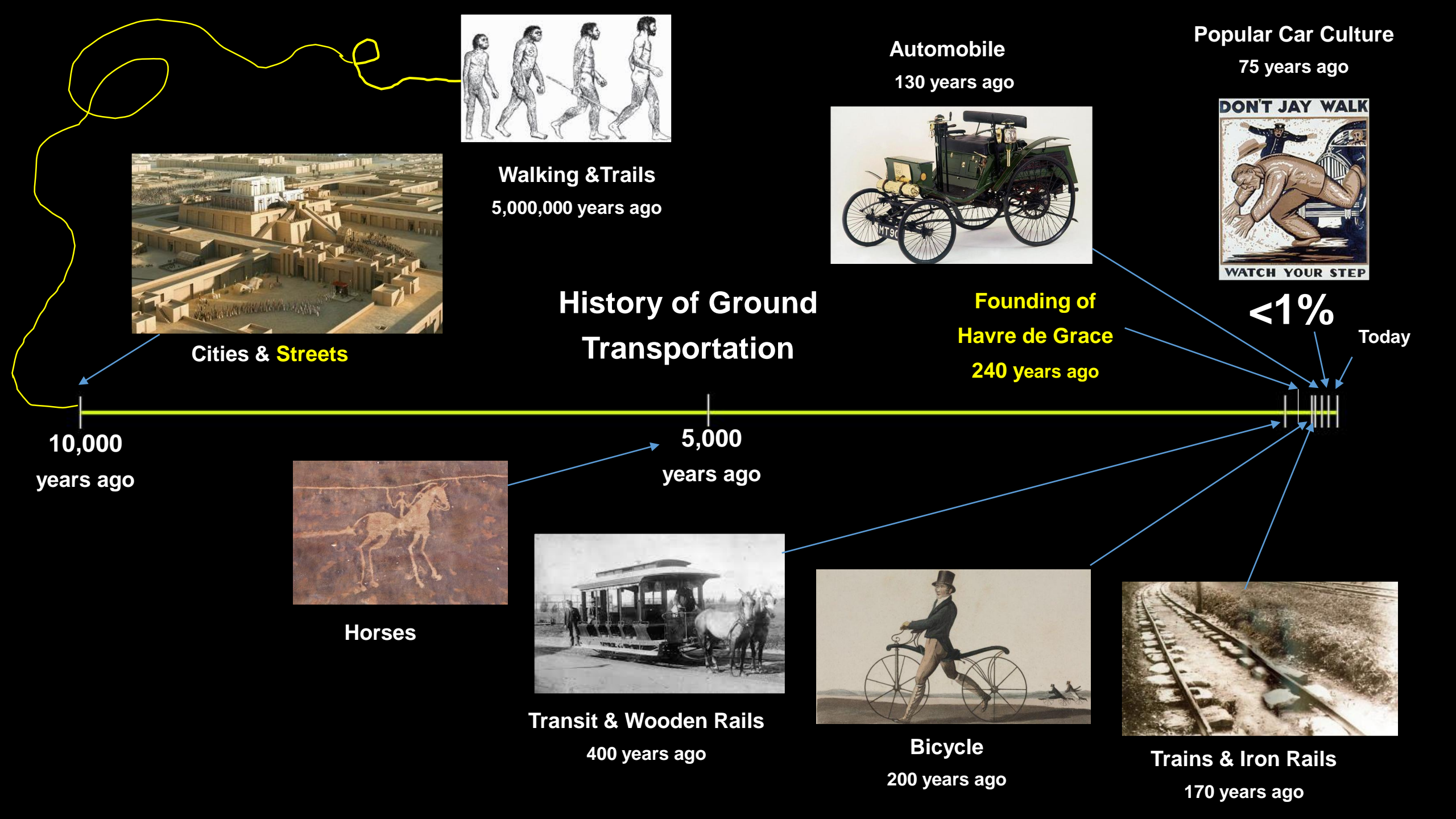
Transit & Wooden Rails
400 years ago



Bicycle
200 years ago



Trains & Iron Rails
170 years ago



Purposes of Streets :

Commerce
Socializing
Celebration
Communication
Recreation
Travel
Access
Deliveries
Identity
Legibility
Place
(i.e., multi-purpose public space that generally operated at low speeds)

Purposes of Streets :

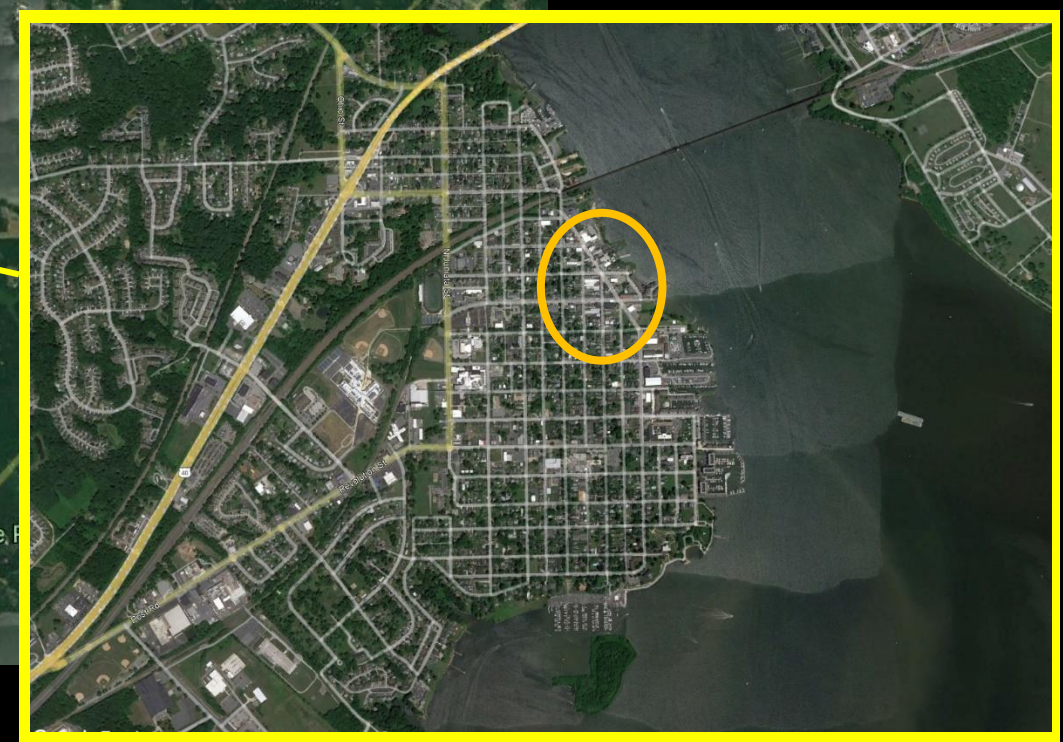
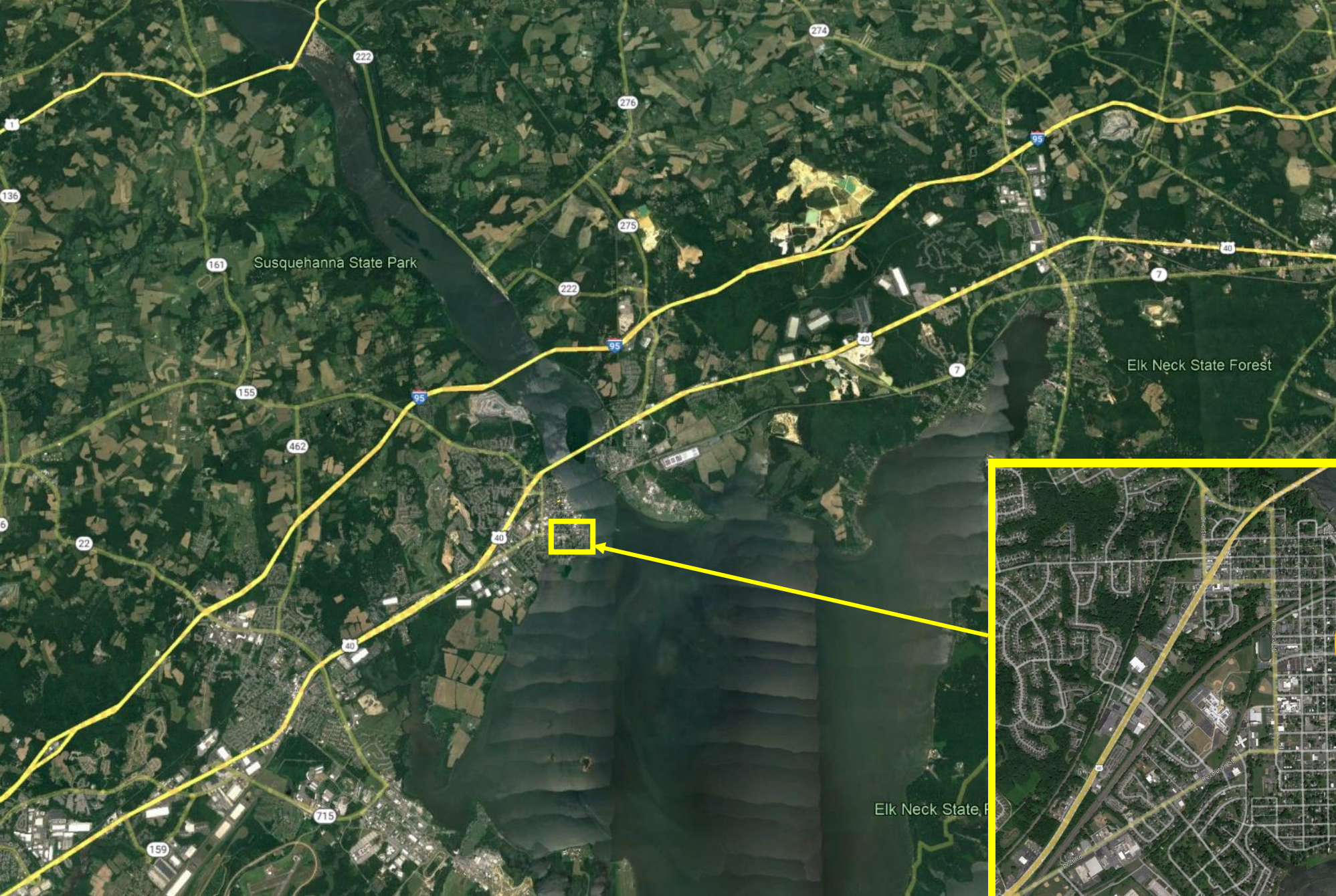
Commerce
Socializing
Celebration
Communication
Recreation

Travel

Access
Deliveries
Identity
Legibility
Place

(i.e., mostly single-purpose infrastructure that operated at medium to high speeds with the main metrics being automobile-related)





Purposes of Streets :

Commerce
Socializing
Celebration
Communication
Recreation
Travel
Access
Deliveries
Identity
Legibility
Place

(i.e., multi-purpose
public space that
generally operated at
low speeds)

Purposes of Streets :

Commerce
Socializing
Celebration
Communication
Recreation

Travel

Access
Deliveries
Identity
Legibility
Place

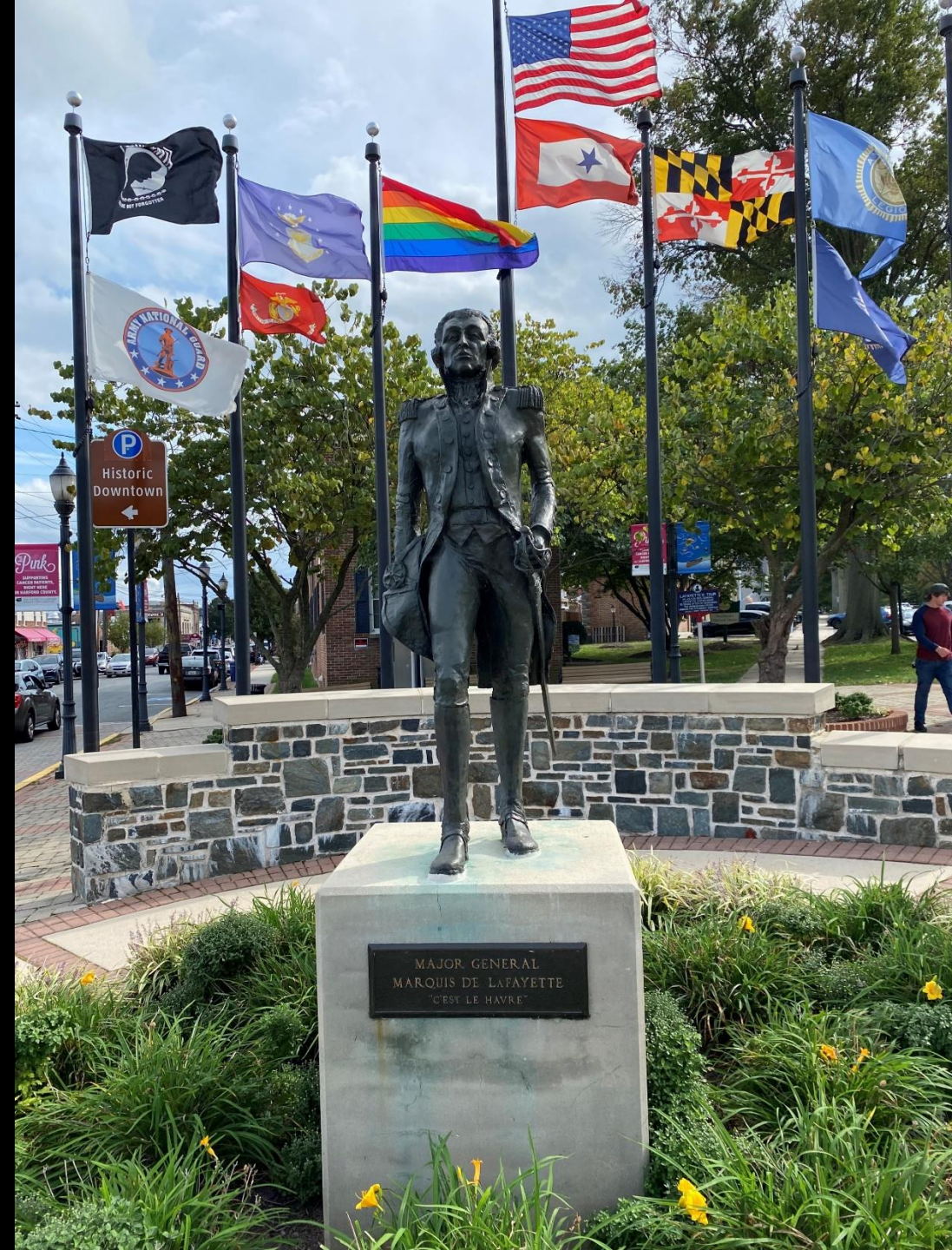
(i.e., mostly single-
purpose infrastructure
that operated at
medium to high speeds
with the main metrics
being automobile-
related)

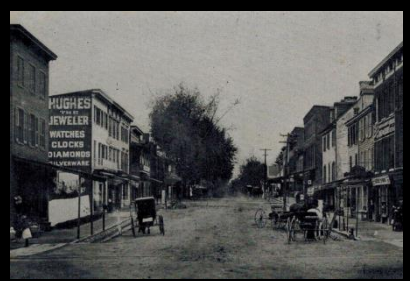
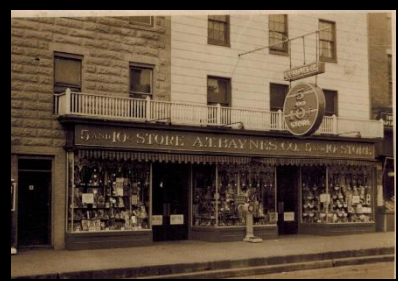
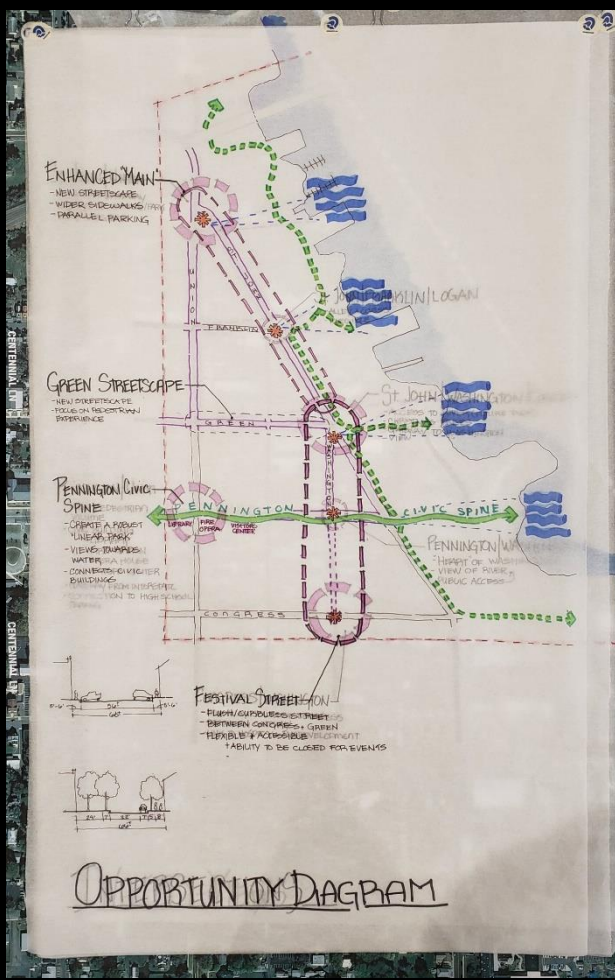


Values:

1. A wonderful place in which people will want to spend time
2. Flexible spaces that accommodate small, medium, & large events
3. Thriving local businesses
4. Environmental sustainability
5. Maintenance and longevity
6. Consistent, legible, & intuitive design
7. All seasons and all senses

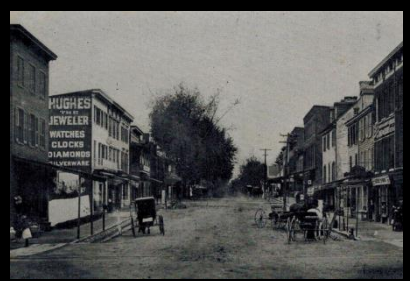
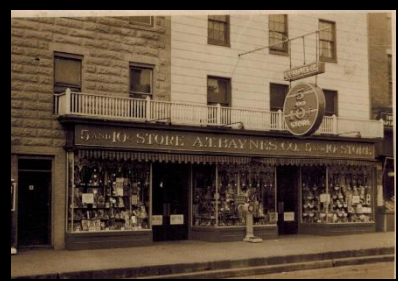
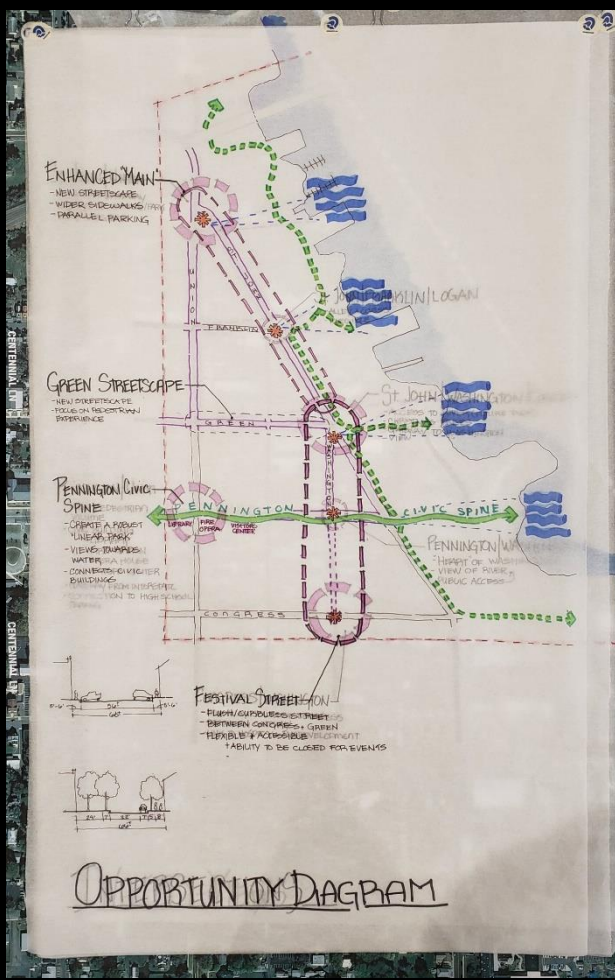
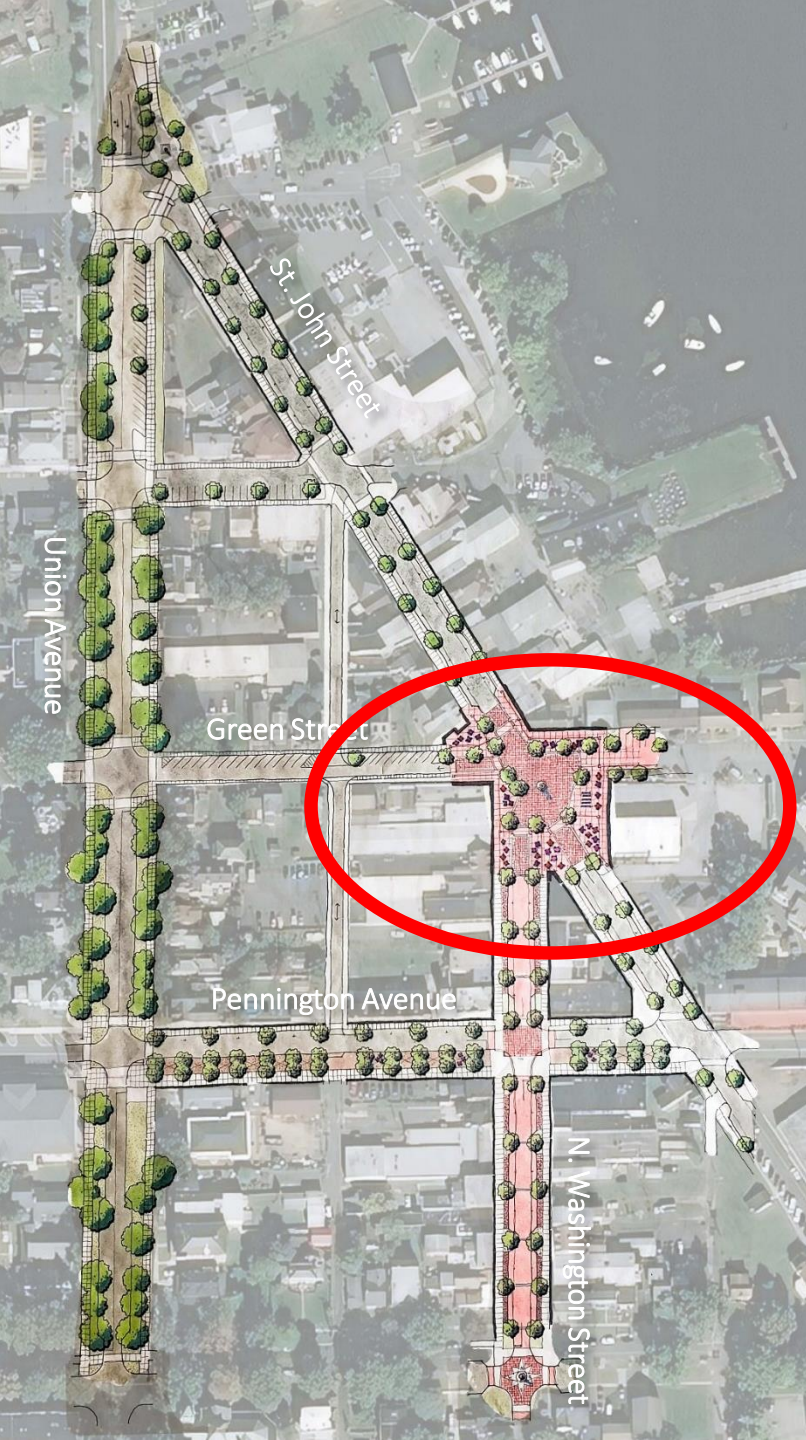
Great Place





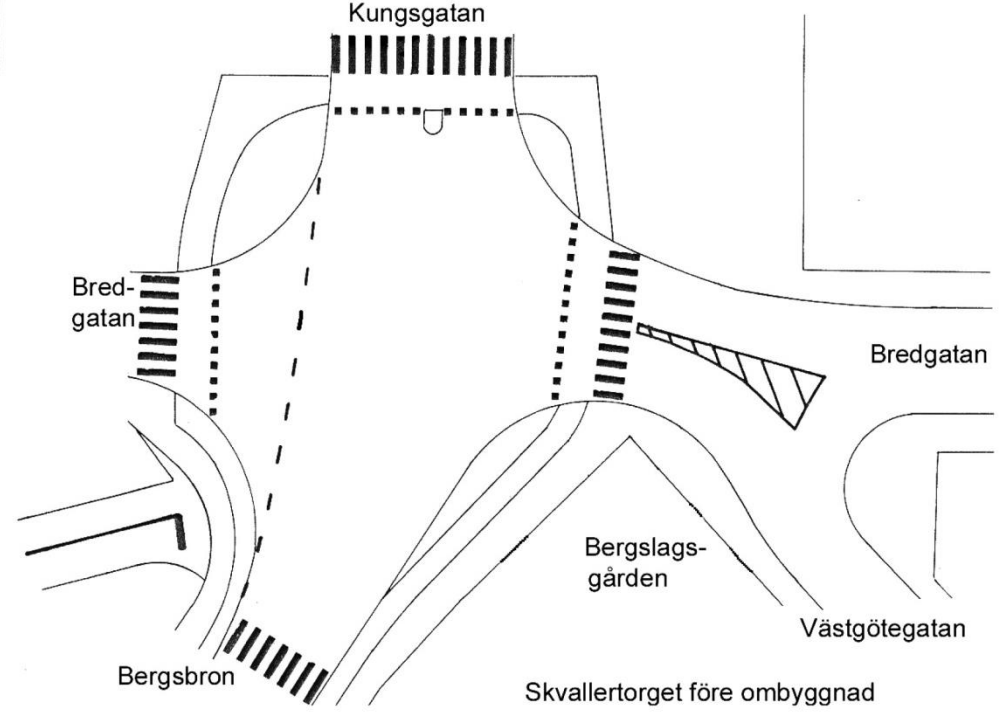
**Havre de Grace
 Restoration Plan**
 APRIL 2022

HAVRE DE GRACE
 1785 1878
 DEFENSOR PATRIE
 MARYLAND

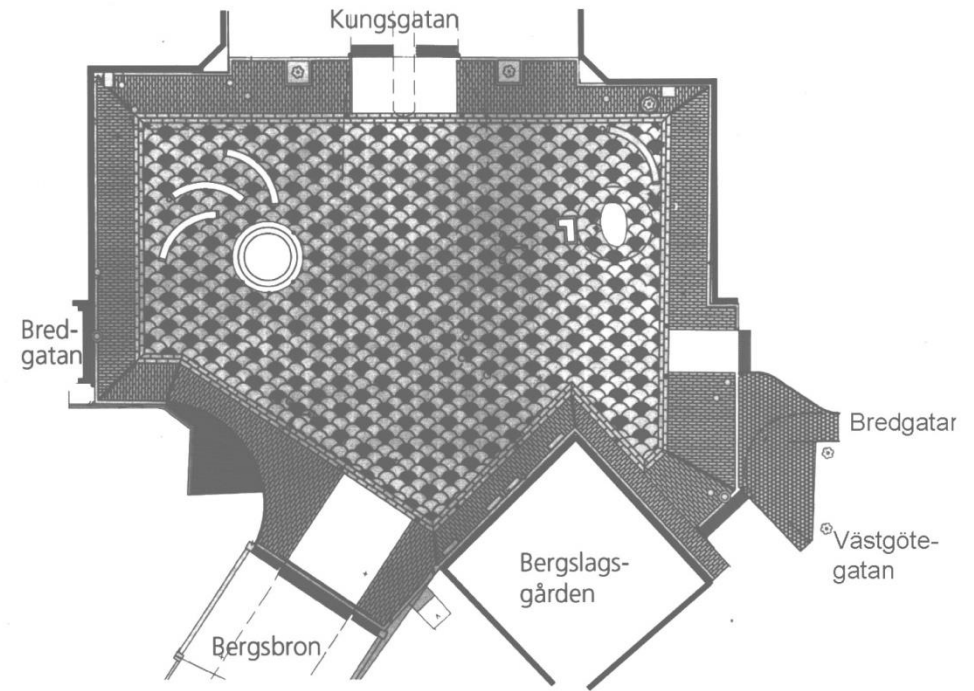


Havre de Grace Restoration Plan
 APRIL 2022

HAVRE DE GRACE
 1785 1878
 DEFENSOR PATRIE
 MARYLAND



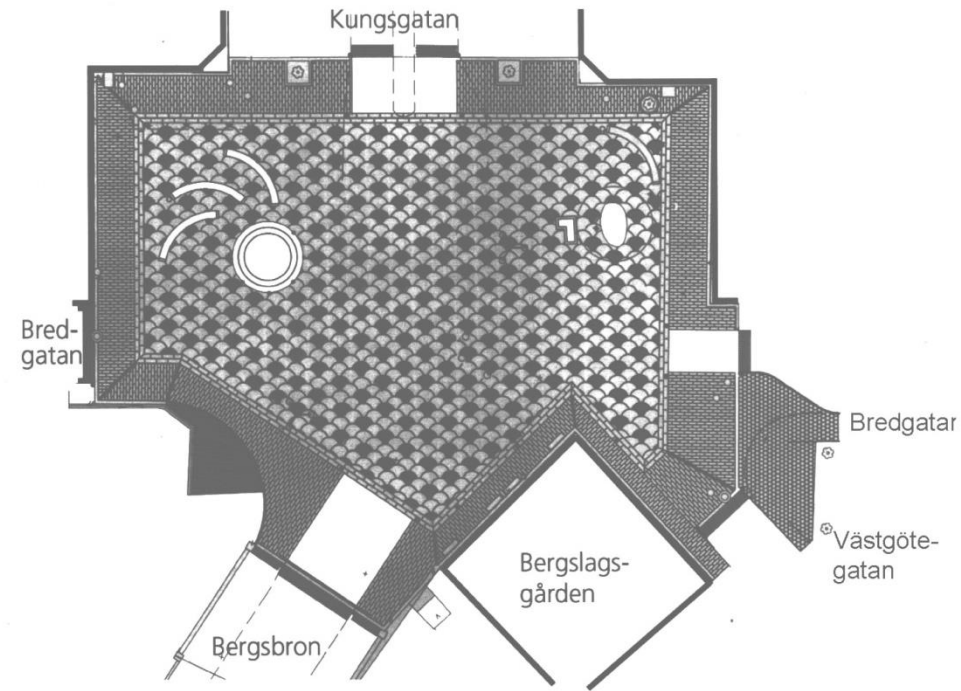
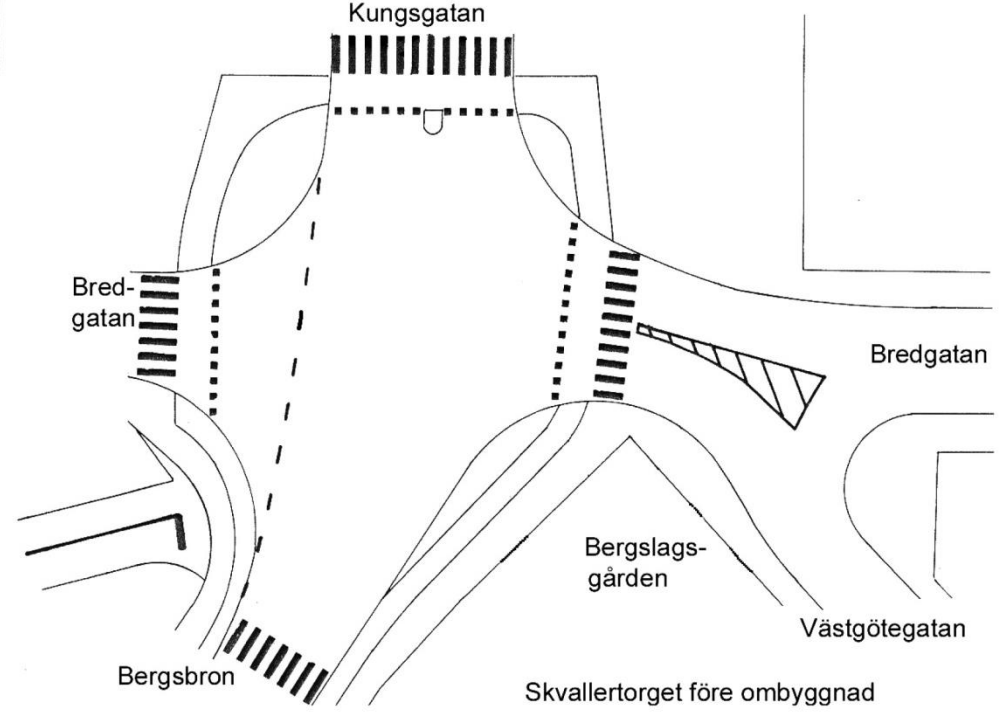
Skvallertorget före ombyggnad

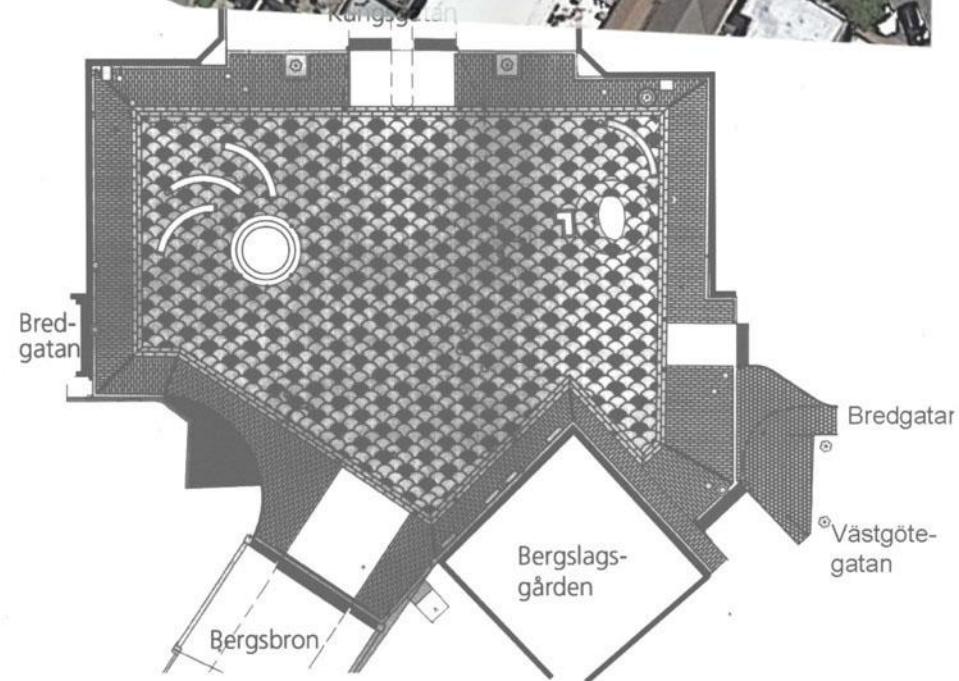


















Walkable Places

- 1) Connected
- 2) Convenient
- 3) Comfortable
- 4) Engaging
- 5) Accessible
- 6) Legible
- 7) Safe
- 8) Equitable
- 9) Flexible

City/Downtown

Street

Urban Design

Best Practices



Walkable Places

- 1) Connected *City/Downtown*
- 2) Convenient
- 3) **Comfortable** *Street*
- 4) **Engaging**
- 5) **Accessible**
- 6) **Legible** *Urban Design*
- 7) **Safe** *Best Practices*
- 8) **Equitable**
- 9) **Flexible**



Walkable Places

1) Connected *City/Downtown*

2) Convenient

3) **Comfortable** *Street*

4) **Engaging**

5) **Accessible**

6) **Legible** *Urban Design*

7) **Safe** *Best Practices*

8) **Equitable**

9) **Flexible**

Wider Sidewalks

Street Trees

Flush Street

Slow Speeds (texture, narrowness, enclosure, low profile...)



Walkable Places

1) Connected *City/Downtown*

2) Convenient

3) **Comfortable** *Street*

4) **Engaging**

5) **Accessible**

6) **Legible** *Urban Design*

7) **Safe** *Best Practices*

8) **Equitable**

9) **Flexible**

Wider Sidewalks

Street Trees

Flush Street

Slow Speeds (texture, narrowness, enclosure, low profile...)

Parking Supply?



Walkable Places

- 1) Connected *City/Downtown*
- 2) Convenient
- 3) **Comfortable** *Street*
- 4) **Engaging**
- 5) **Accessible**
- 6) **Legible** *Urban Design*
- 7) **Safe** *Best Practices*
- 8) **Equitable**
- 9) **Flexible**

Wider Sidewalks
Street Trees
Flush Street
Slow Speeds (texture, narrowness, enclosure, low profile...)

Parking Supply? Familiar Topic to Most People



Walkable Places

1) Connected *City/Downtown*

2) Convenient

3) **Comfortable** *Street*

4) **Engaging**

5) **Accessible**

6) **Legible** *Urban Design*

7) **Safe** *Best Practices*

8) **Equitable**

9) **Flexible**

Wider Sidewalks

Street Trees

Flush Street

Slow Speeds (texture, narrowness, enclosure, low profile...)

Parking Supply?

Familiar Topic to Most People
Highly Emotional/Political Issue



Walkable Places

1) Connected *City/Downtown*

2) Convenient

3) **Comfortable** *Street*

4) **Engaging**

5) **Accessible**

6) **Legible** *Urban Design*

7) **Safe** *Best Practices*

8) **Equitable**

9) **Flexible**

Wider Sidewalks

Street Trees

Flush Street

Slow Speeds (texture, narrowness, enclosure, low profile...)

Parking Supply?

Familiar Topic to Most People

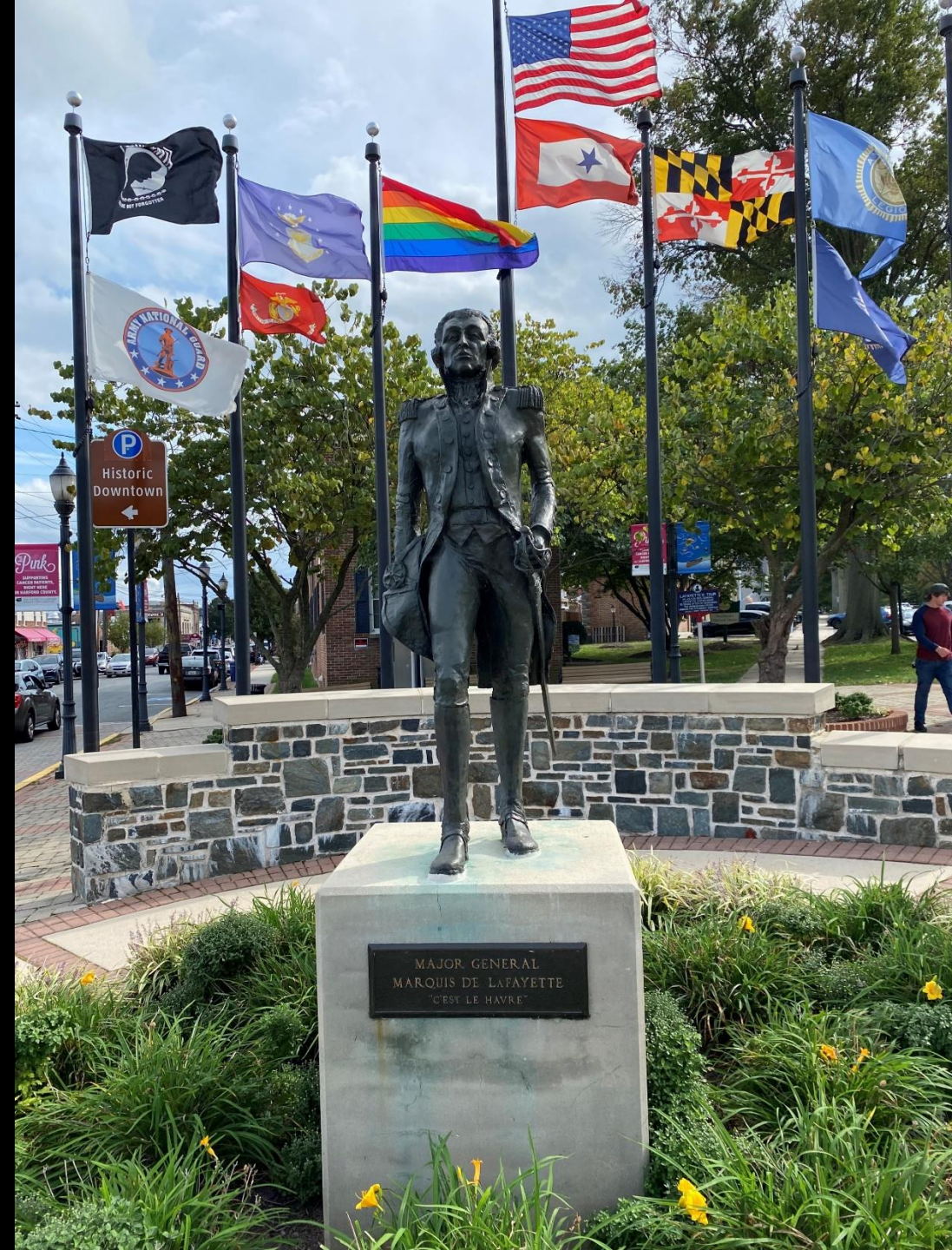
Highly Emotional/Political Issue

Priorities for Allocating Limited Public Space

Values:

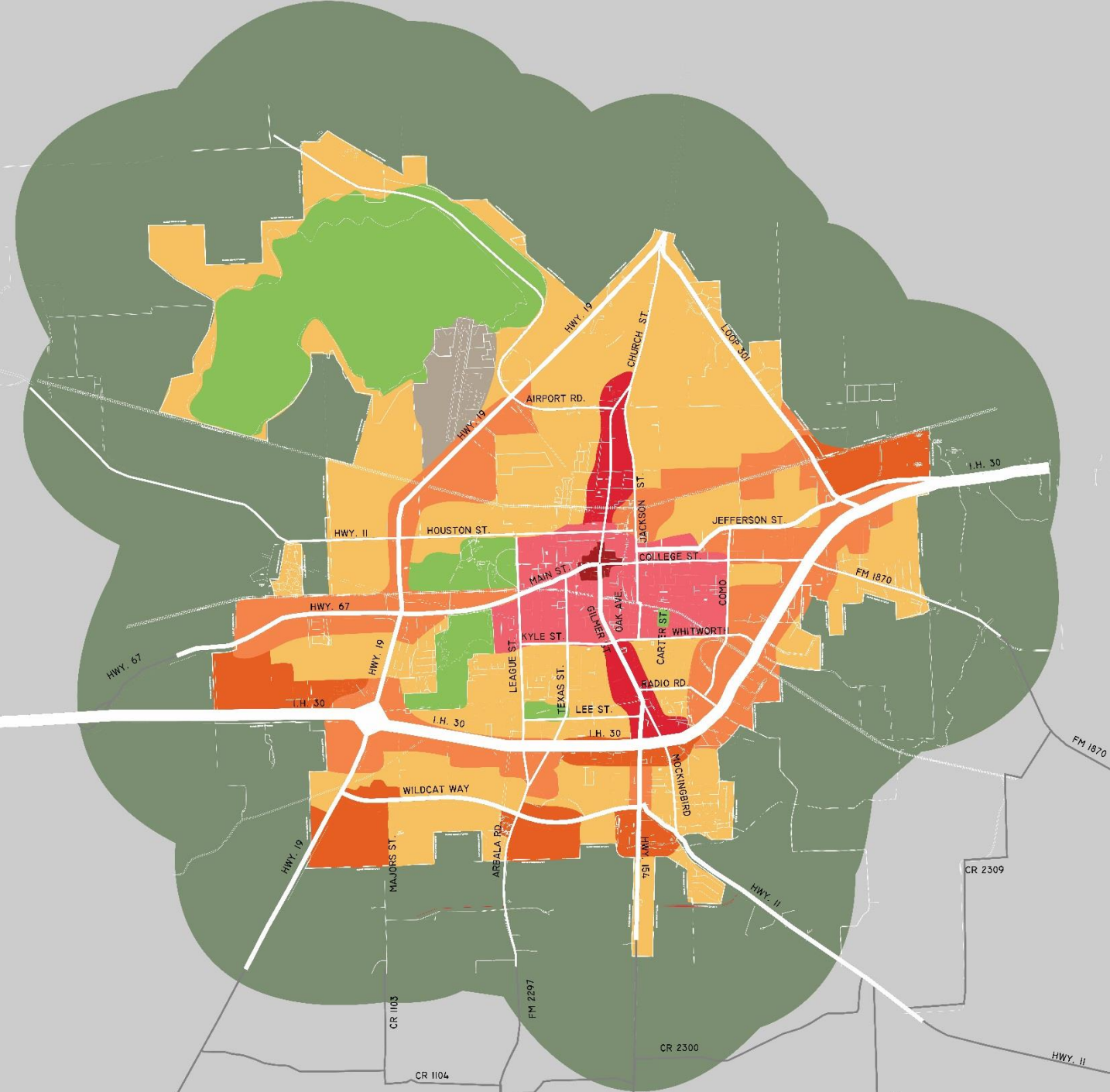
1. A wonderful place in which people will want to spend time
2. Flexible spaces that accommodate small, medium, & large events
3. Thriving local businesses
4. Environmental sustainability
5. Maintenance and longevity
6. Consistent, legible, & intuitive design
7. All seasons and all senses

Great Place



Sulphur Springs TX

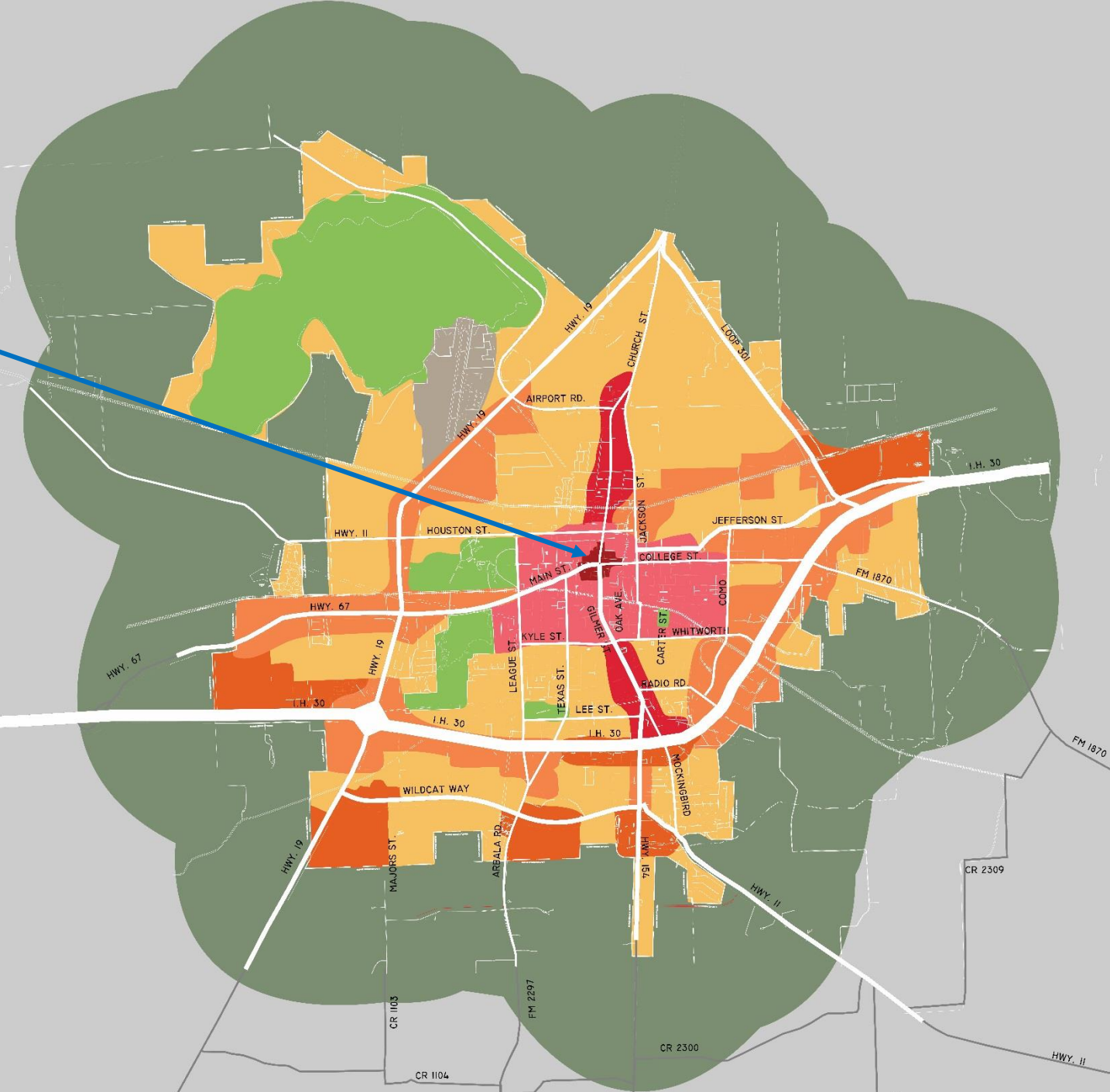
(population 16,000)



Sulphur Springs TX

(population 16,000)

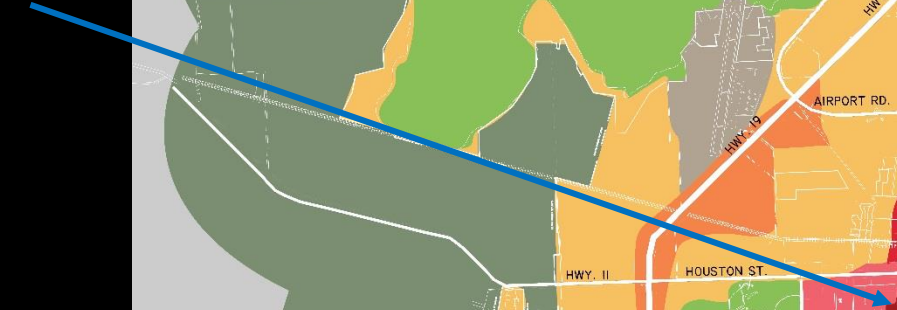
Downtown



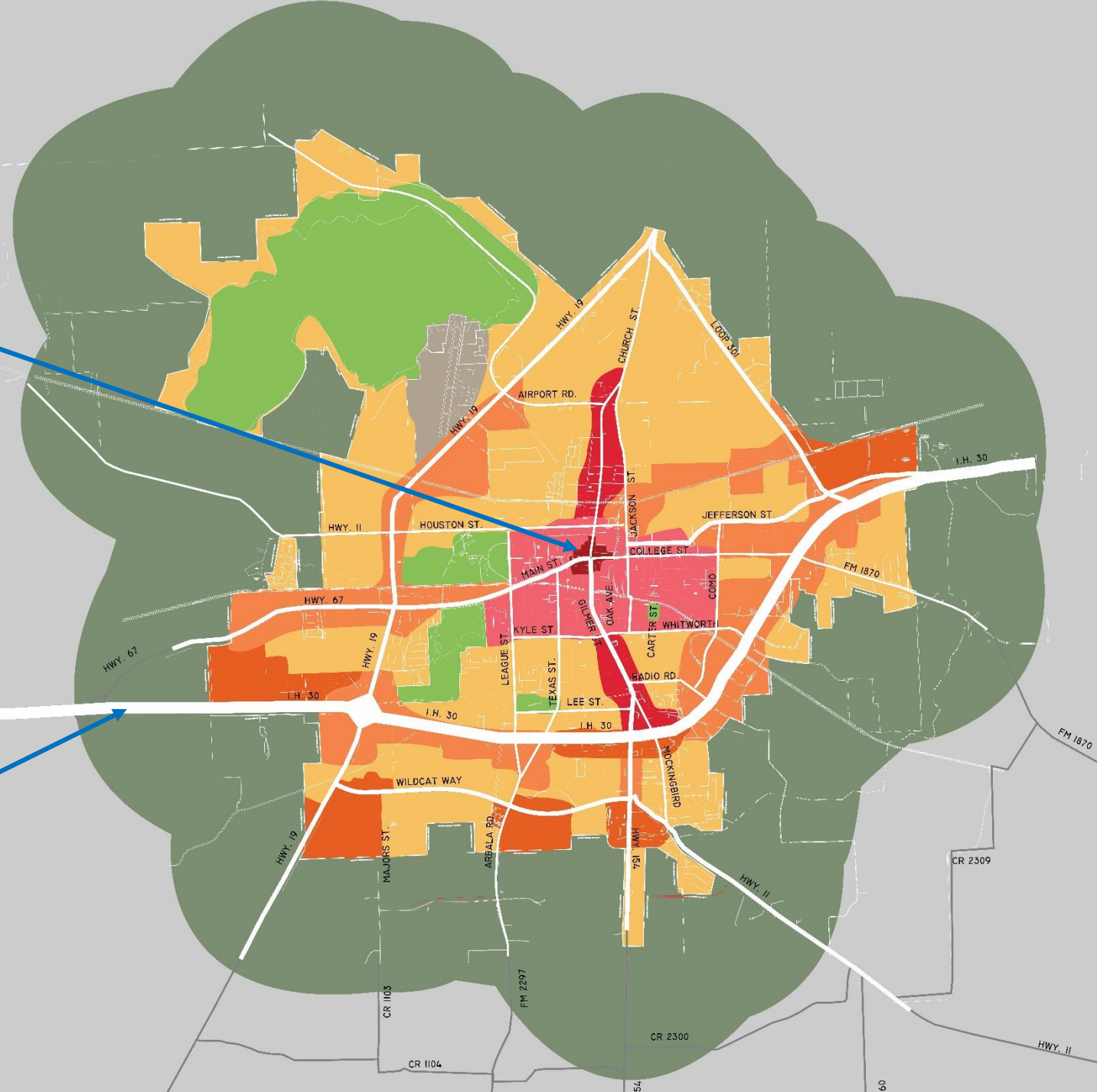
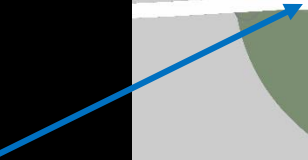
Sulphur Springs TX

(population 16,000)

Downtown



1970s Highway Bypass



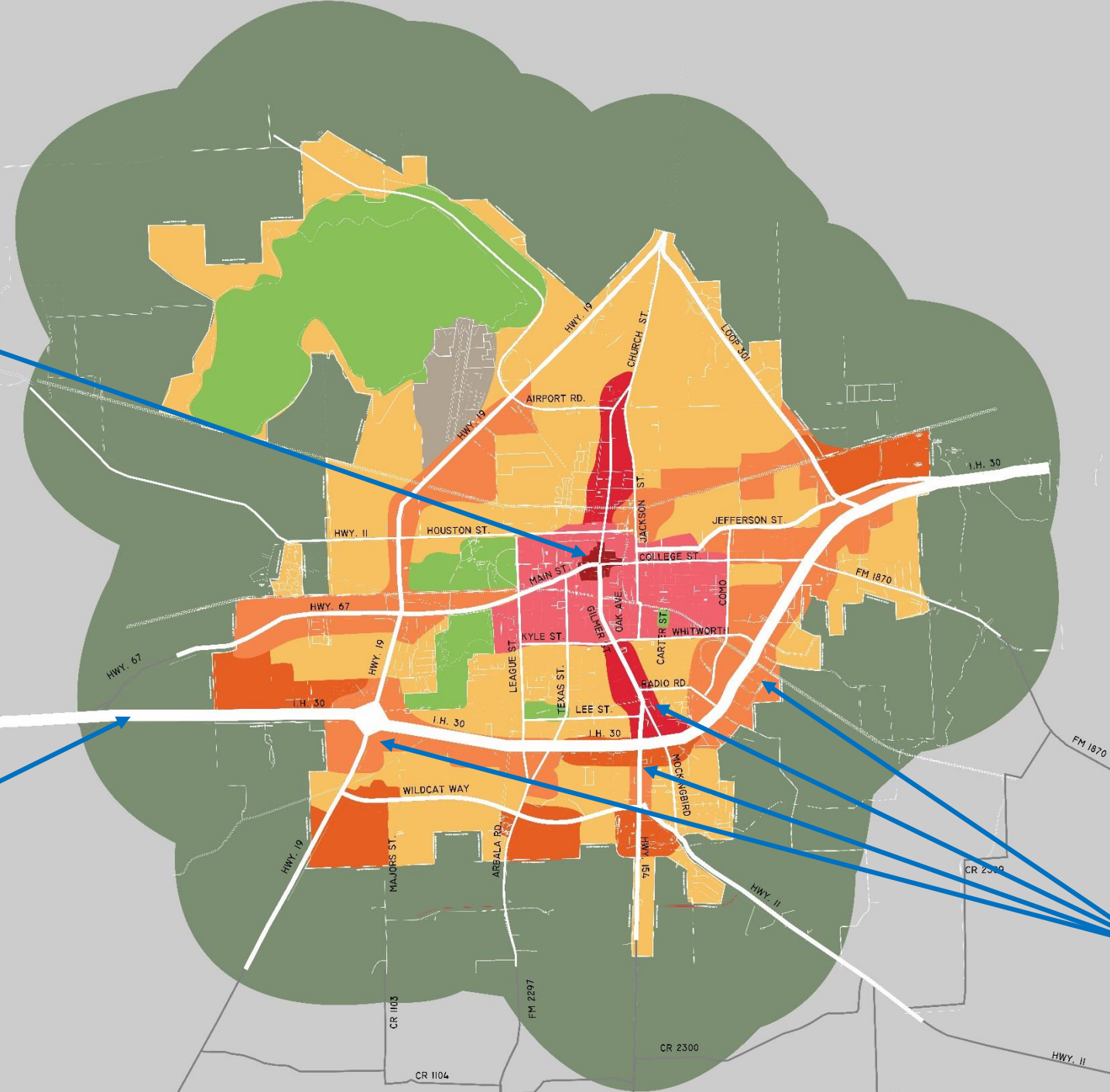
Sulphur Springs TX

(population 16,000)

Downtown

1970s Highway Bypass

Suburban Highway-Oriented Development

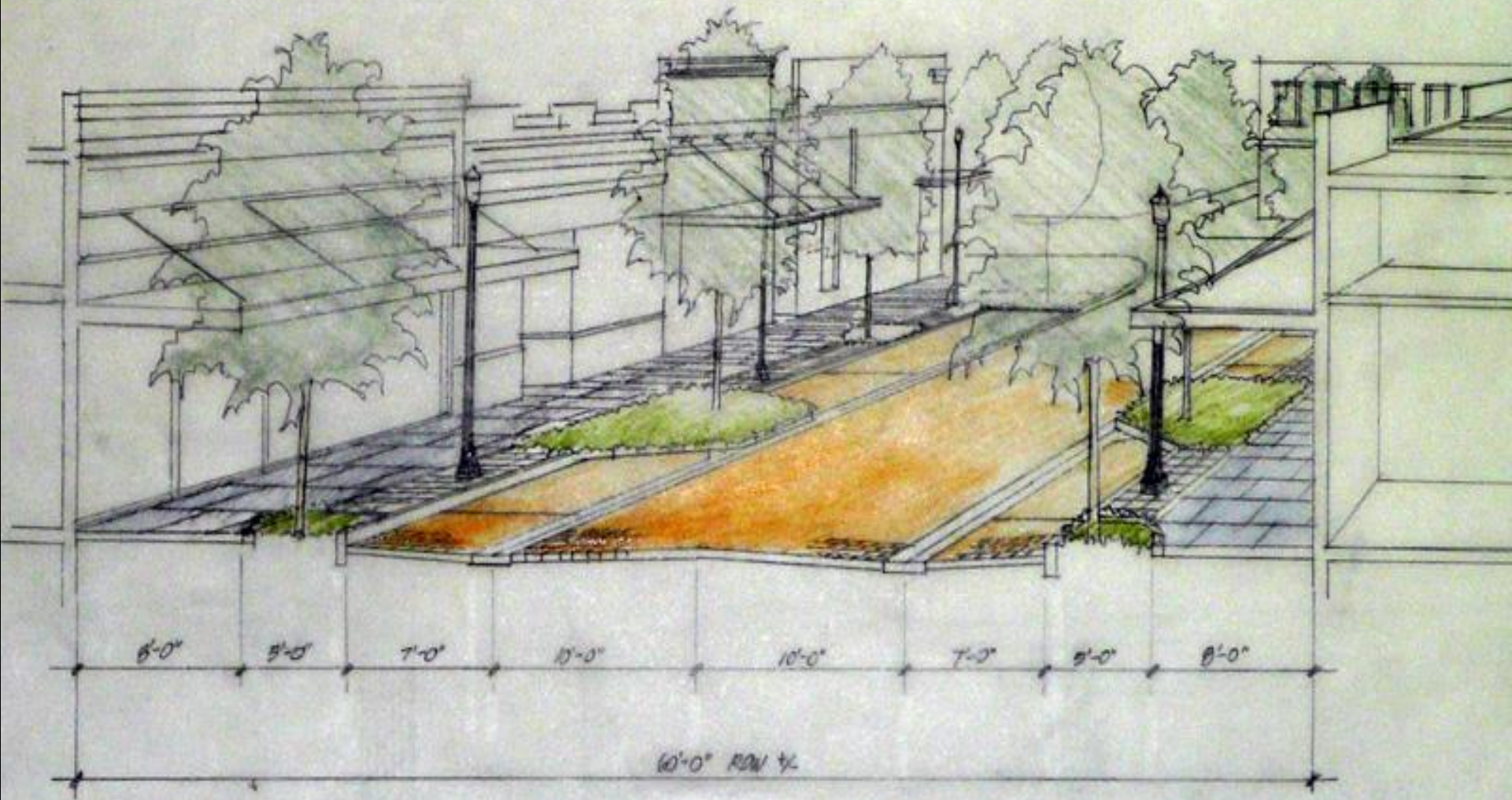


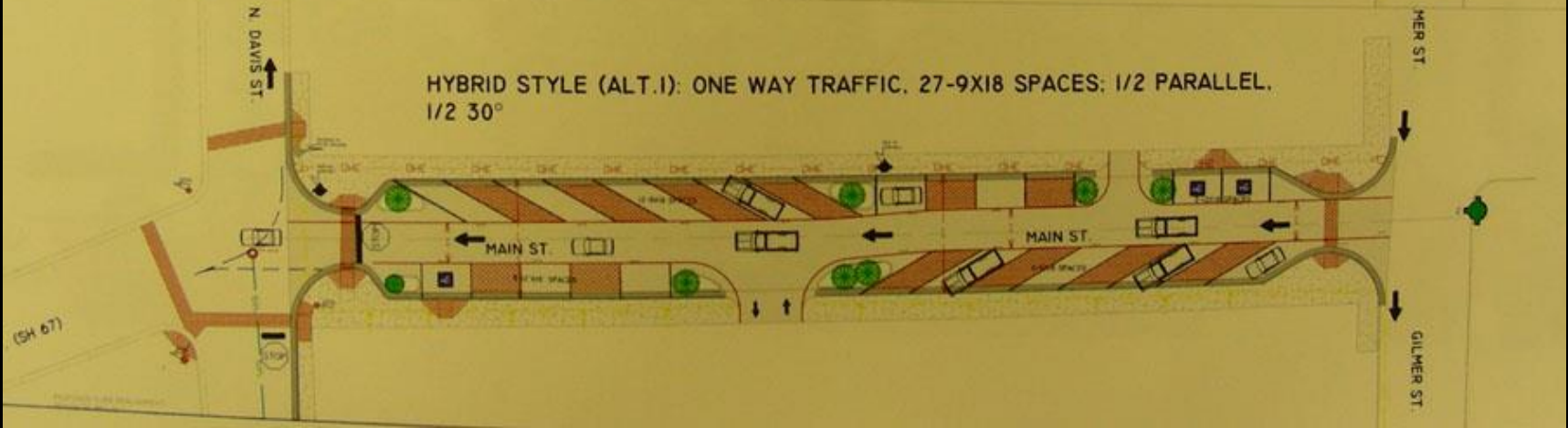
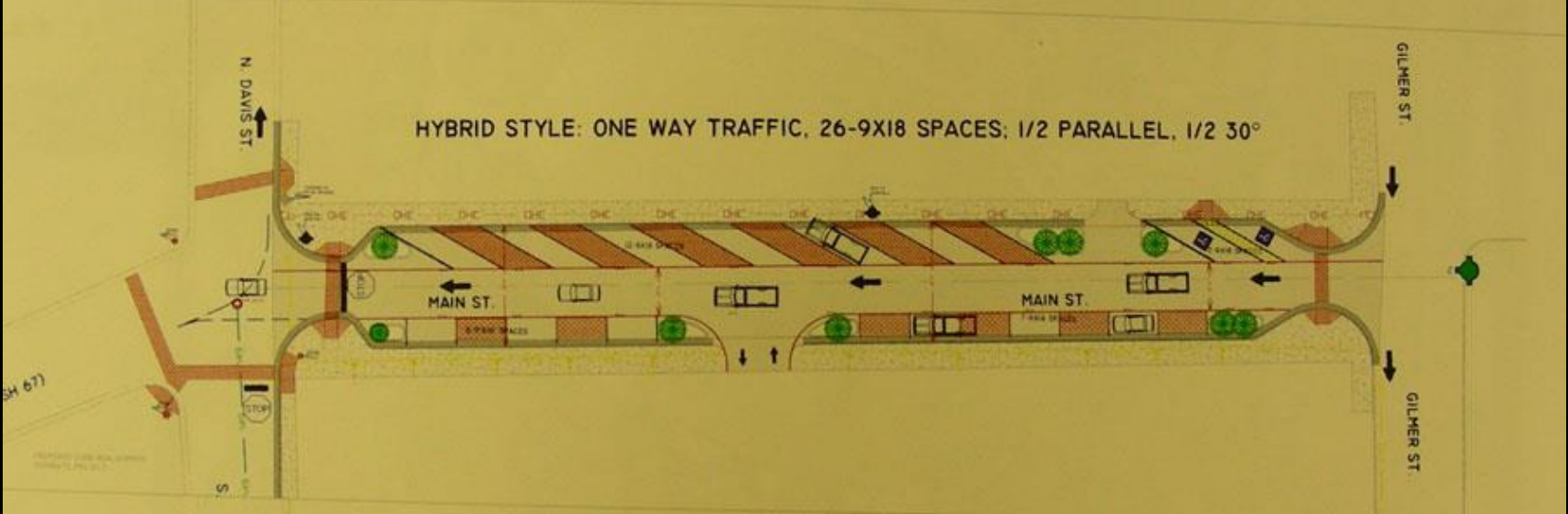
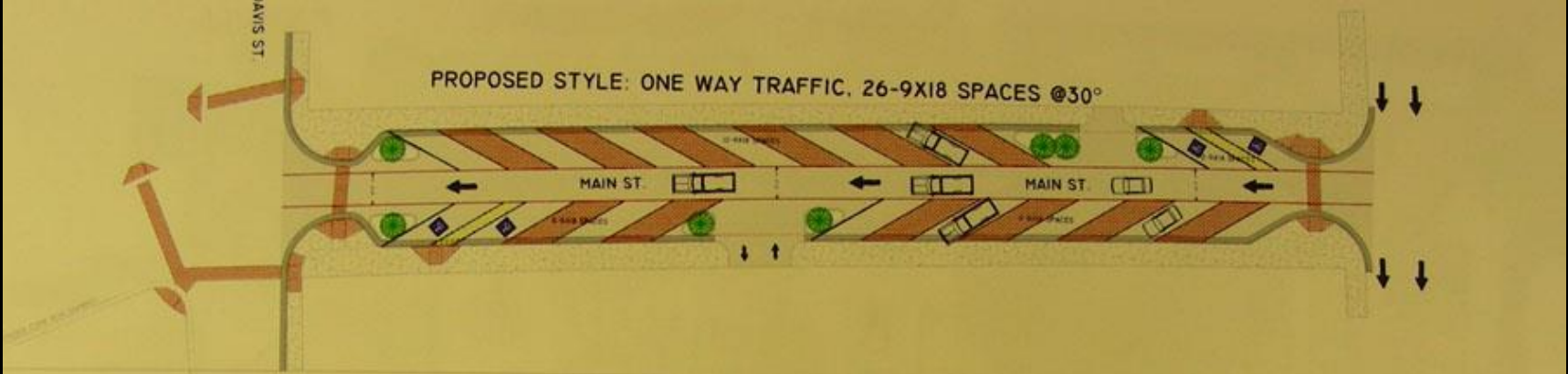


A street scene in Sulphur Springs, Texas, featuring historic brick buildings, utility poles, and parked cars. The text is overlaid on the image.

Sulphur Springs is the best
small city in Texas for raising a
family, celebrating life, and
doing business.







Sulphur Springs News-Telegram

Tuesday, Aug. 28, 2007

50¢

INSIDE Sports Tuesday



Local couple charged with injuring infant

Baby girl had sustained multiple fractures, according to police

By JAYE WICKHAM
Times Telegram Staff Writer

A Sulphur Springs man and wife were arrested Monday for a violent assault that injured the woman's 1-year-old daughter in a hospital.

The incident occurred on Oct. 17 in the home of the woman, 34-year-old Kristin Lee, who said the assault was reported last month, according to police reports.

Officers Ryan Shultz and Lee Bradford, Sulphur Springs Police, said 20-year-old

Joseph Shultz, of 1005 West Lee and his wife, Stephanie Shultz, 19-year-old, were charged with assault on a child, a first-degree felony. Shultz, Shultz and Lee were taken to the Sulphur Police Station on the morning of the case.

"The 1-year-old was taken to Hughes County Memorial Hospital Emergency Room approximately one month ago for treatment of "healing of the right hip," according to reports. She was later taken to Children's Hospital in Dallas in Children's Hospital, the child underwent a hip surgical operation. Medical reports submitted to the state had contained

Light it up

Workers, such as Mark Linn with Susan Colby, Sulphur, were given the "green light" by the Texas Department of Transportation to begin the repair work on State Highway 17 and turn on the flashing lights Tuesday. The lights will flash at least one day, and after a trial run will be fully operational.



Staff Photo by Jaye Wickham

When the Sulphur Springs High School football team practices on Friday in the weight room, they are all trying to do better than the other teams in the state — and the world. (Staff Photo by Jaye Wickham)

Page 5

Everyday Chugskate

Chugskate is a weekly column that offers local citizens along with a lot of other news. It's a fun way to stay up to date on the happenings in our area. (Staff Photo by Jaye Wickham)

Page 3

Senator's future in question over lead conduct

Sen. Tommy Claitor's future in office is in question after a report of lead conduct. The report, which was filed with the ethics commission, alleges that Claitor had an affair with a lobbyist while in office. (Staff Photo by Jaye Wickham)

Page 2

Thomas Sewell

Thomas Sewell is a local business leader and community member. He has been involved in various organizations and has a strong commitment to the Sulphur Springs area. (Staff Photo by Jaye Wickham)

Take a Hike



Left to right: Traffic engineer Joe Lockwood, City Manager Steve Maxwell and landscape architect R.S. (Raj) Mohabier, along with City Commissioner Clay Walker (back) and Community Development Director Johnny Vance (not shown), walk and talk at Maxwell green space a tour of downtown's Tuesday morning. Lockwood and Mohabier, with the community planning and design company Claitor, Lockwood, Bradford, Traffic, are developing suggestions for improvements in the area as part of the city's downtown revitalization effort. (Staff Photo by Jaye Wickham)

Pilgrim Bank set to acquire Community Bank

Local lender's assets had grown to \$31 million in three years since opening

By JAYE WICKHAM
Times Telegram Staff Writer

The banking company Pilgrim Bank is planning to acquire the local lender Community Bank in Sulphur Springs.

Pilgrim Bank is a subsidiary of the parent bank and is located in Sulphur Springs. Community Bank's assets, which include \$31 million in assets, have grown since the bank's opening in 2004. Pilgrim Bank is a member of the Federal Reserve System and is a fully licensed bank. The acquisition is expected to be completed in the next few months.

The acquisition will create a stronger local banking presence in Sulphur Springs. Pilgrim Bank is a member of the Federal Reserve System and is a fully licensed bank. The acquisition is expected to be completed in the next few months.

Pilgrim Bank was originally founded in the community and has a long history of service. The acquisition is expected to be completed in the next few months. Pilgrim Bank is a member of the Federal Reserve System and is a fully licensed bank. The acquisition is expected to be completed in the next few months.

Nation's poverty rate registers first significant decline since the year 2000

The nation's poverty rate has declined for the first time since 2000, according to a report from the U.S. Census Bureau. The poverty rate fell from 12.7 percent in 2006 to 12.3 percent in 2007.

The decline followed a steady increase in poverty rates over the past several years. The number of people living in poverty fell from 37 million in 2006 to 36.5 million in 2007.

The poverty rate is a key indicator of economic well-being. The decline is seen as a positive sign for the economy. The poverty rate is a key indicator of economic well-being. The decline is seen as a positive sign for the economy.









THE MCLEROY BUILDING
2015

221

Alamo
Brewery

VENUS









Edwa



CHURCH ST.

JEFFERSON ST.

CONALLY ST.

COUNTY COURTHOUSE

COLLEGE ST.

MAIN ST.

GILMER ST.

OAK AVE.

ALLIANCE BANK
BRICK/METAL BUILDING

MULTIPLE BUSINESSES

NW 8' CLAY FL. ELEV = 498
SE 8' CLAY FL. ELEV = 499

W 12' CLAY FL. ELEV = 497.36'
E 6' PVC FL. ELEV = 498.76'

FOYER
BRICK BANK
PLANTERS

BUSINESS

K AVENUE
(NO PARKING
MOTN VARES)

MULTIPLE BUSINESSES

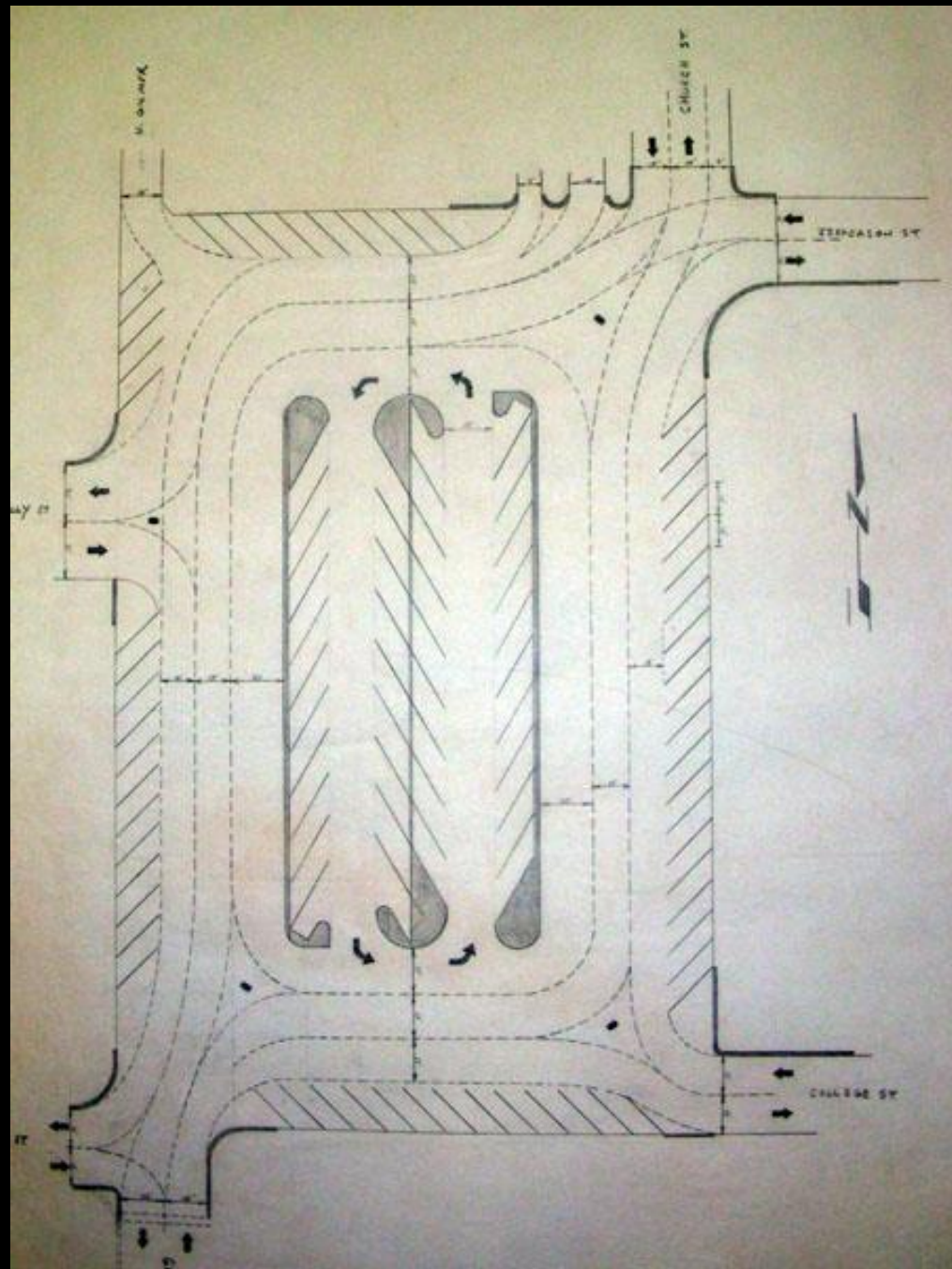
MULTIPLE BUSINESSES

CHURCH

BUSINESS

AVENUE
(NO PARKING)





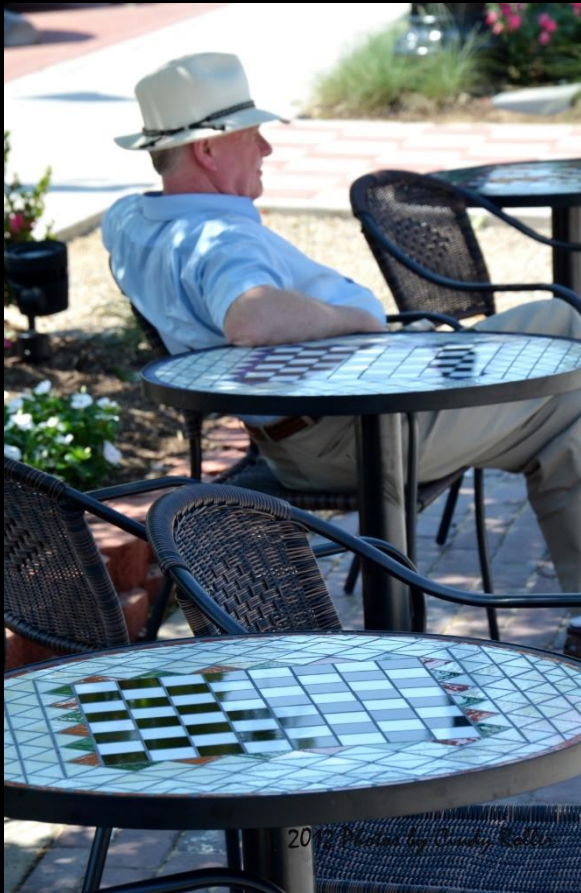




2014 Photos by Cindy Rolles















2012 Photos by Cindy Ratter



2012 Photos by Cindy Ratter





CORNER
DRUG

WILLY'S
FORMS

Cakes

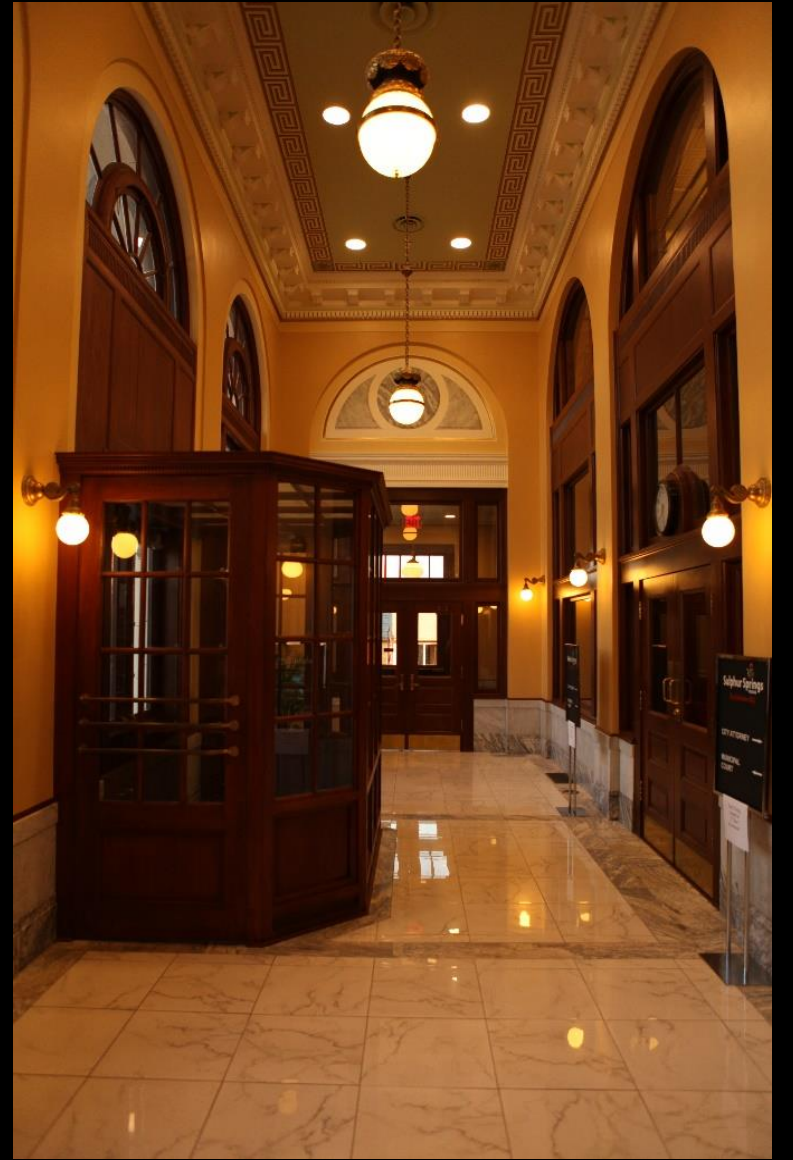


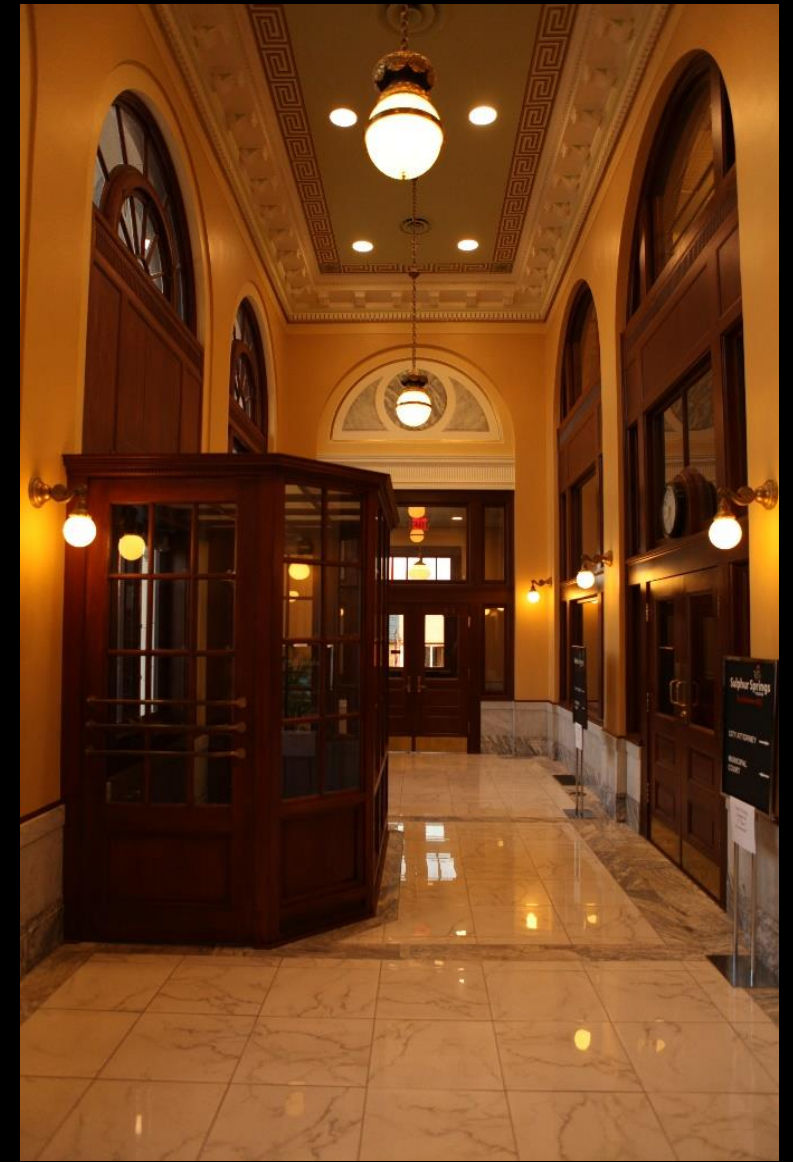
RESTAURANT & PUB

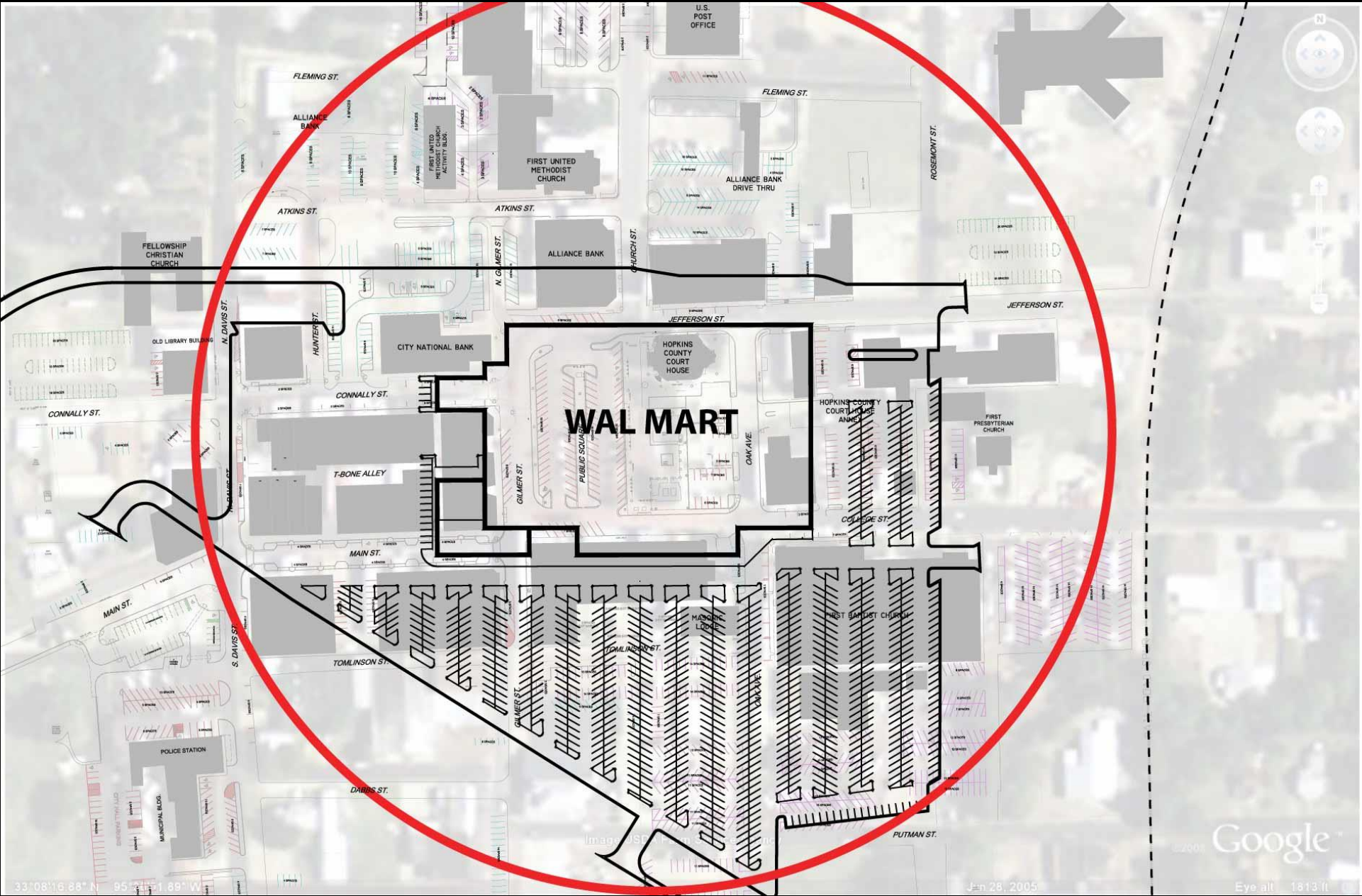
133 GUYER

RESTAURANT & PUB

WISCONSIN STATE







WAL MART

33°08'16.88" N 95°24'51.89" W

Jan 28, 2005

Google

Eye alt 1813 ft



HAIRSTYLE
MANICURE • TANNING • PE



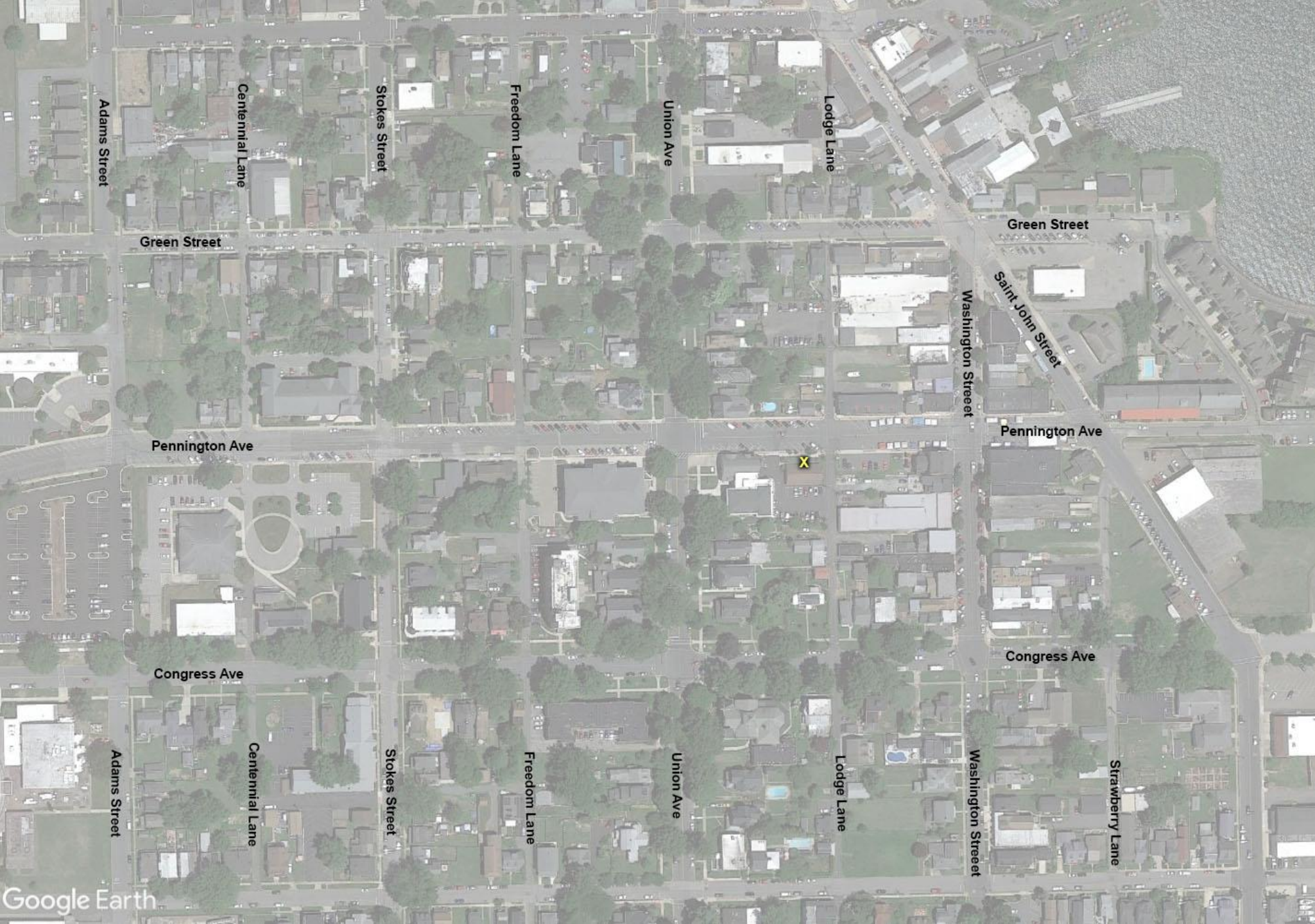












Adams Street

Centennial Lane

Stokes Street

Freedom Lane

Union Ave

Lodge Lane

Green Street

Green Street

Saint John Street

Washington Street

Pennington Ave

Pennington Ave

X

Congress Ave

Congress Ave

Adams Street

Centennial Lane

Stokes Street

Freedom Lane

Union Ave

Lodge Lane

Washington Street

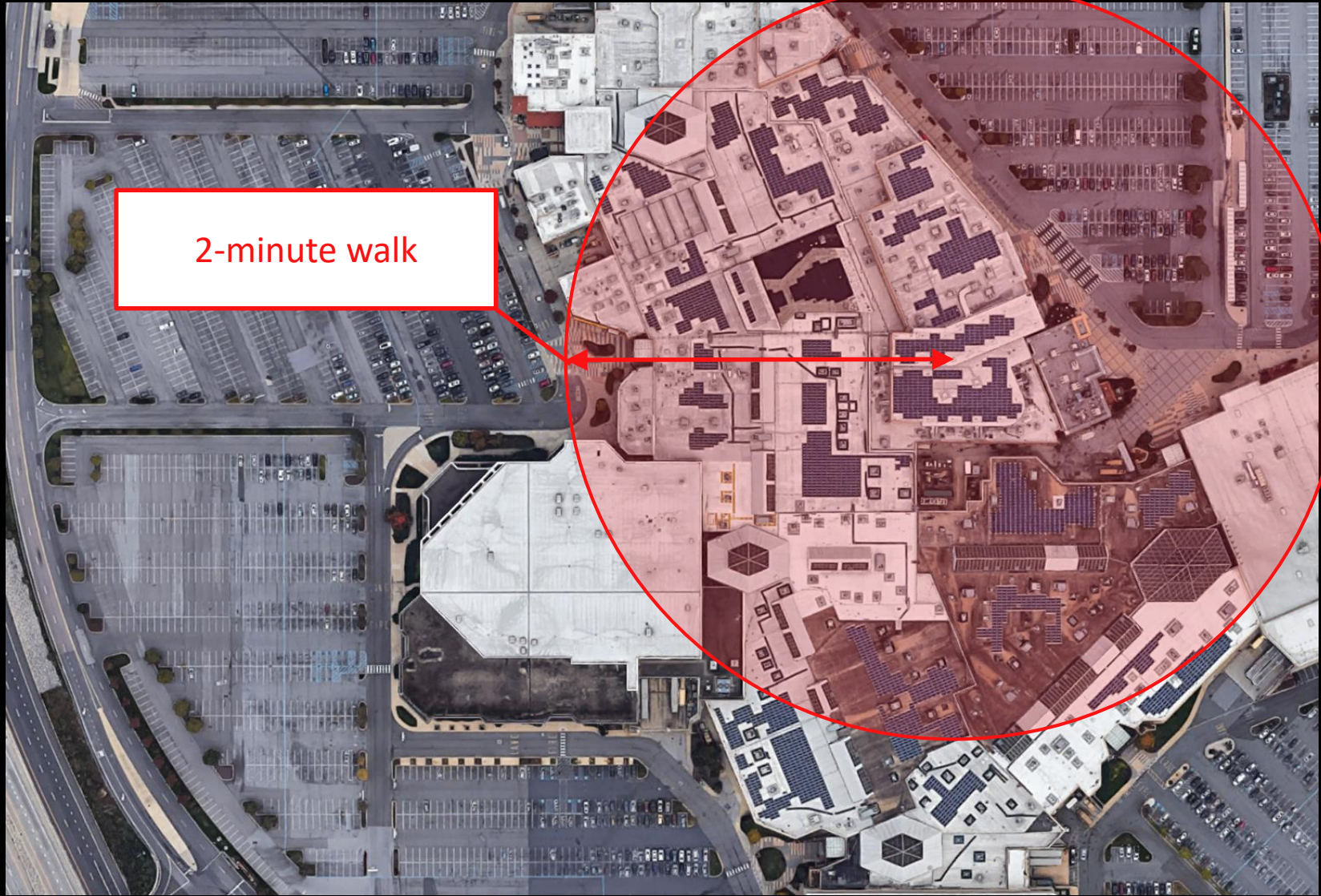
Strawberry Lane



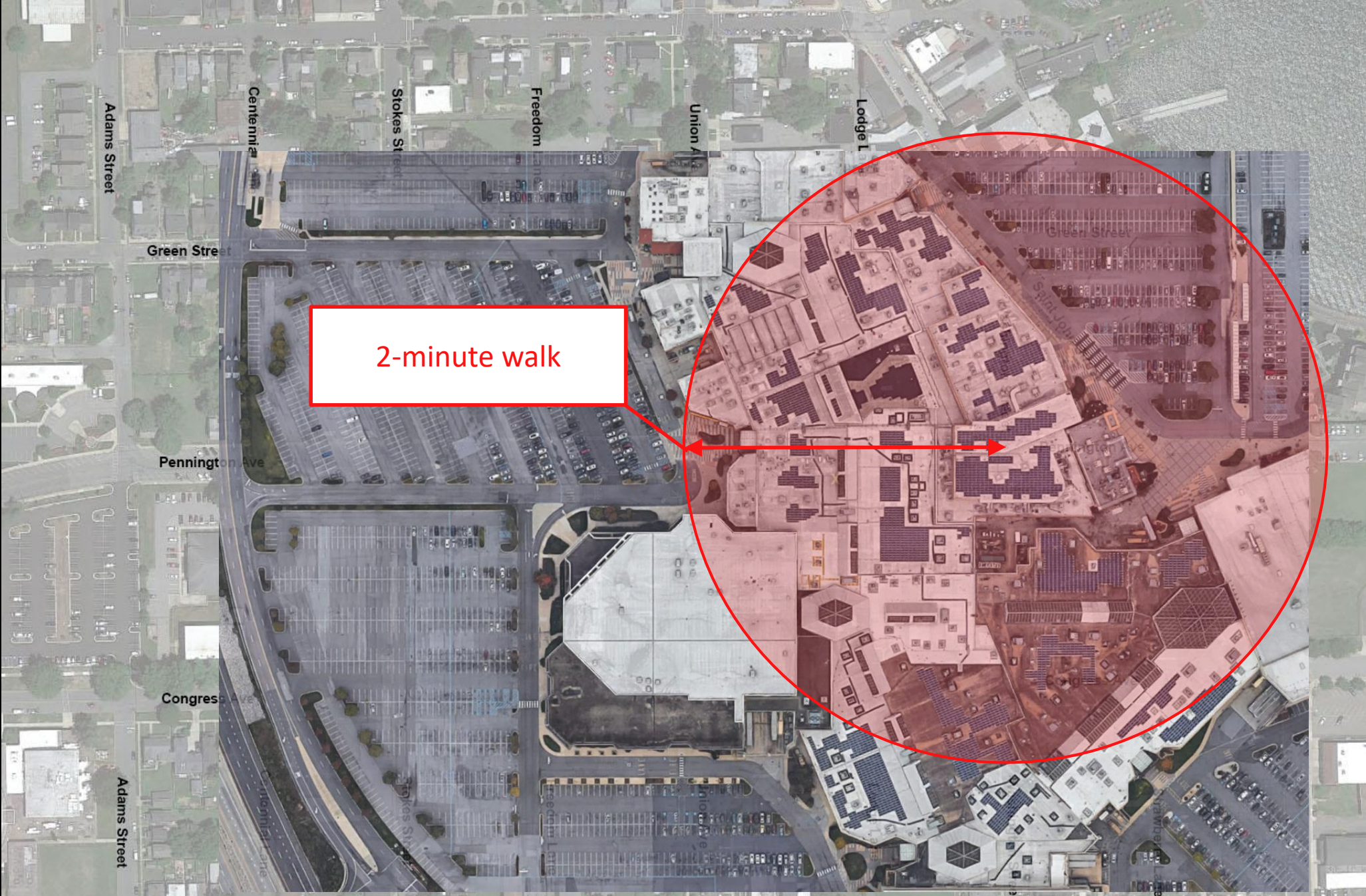


Google





2-minute walk



2-minute walk



2-minute walk

X

Values:

1. A wonderful place in which people will want to spend time
2. Flexible spaces that accommodate small, medium, & large events
3. Thriving local businesses
4. Environmental sustainability
5. Maintenance and longevity
6. Consistent, legible, & intuitive design
7. All seasons and all senses

Great Place





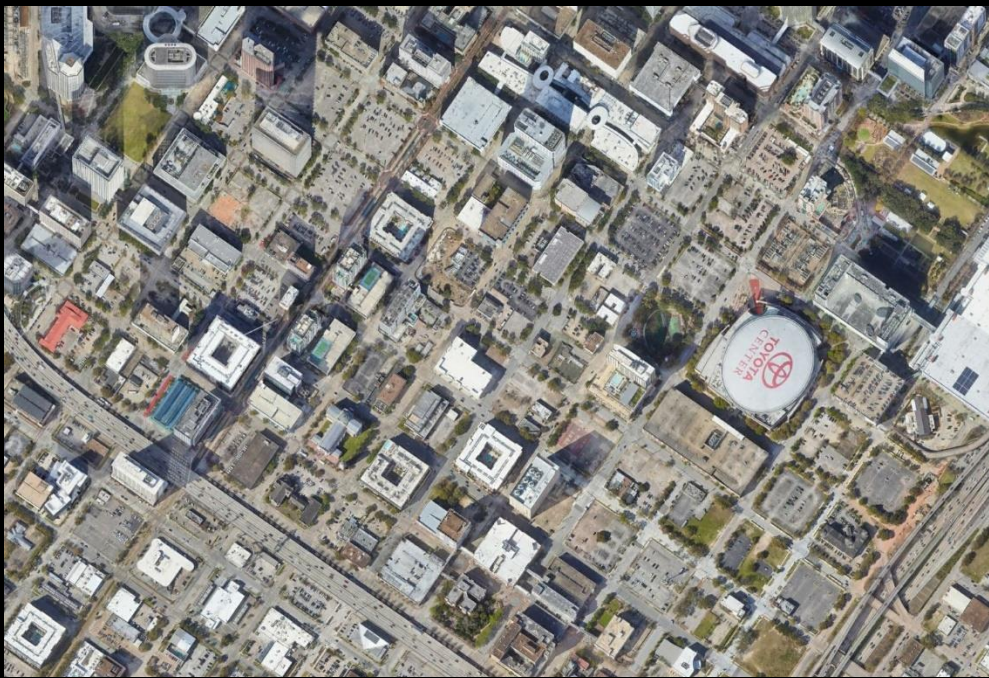
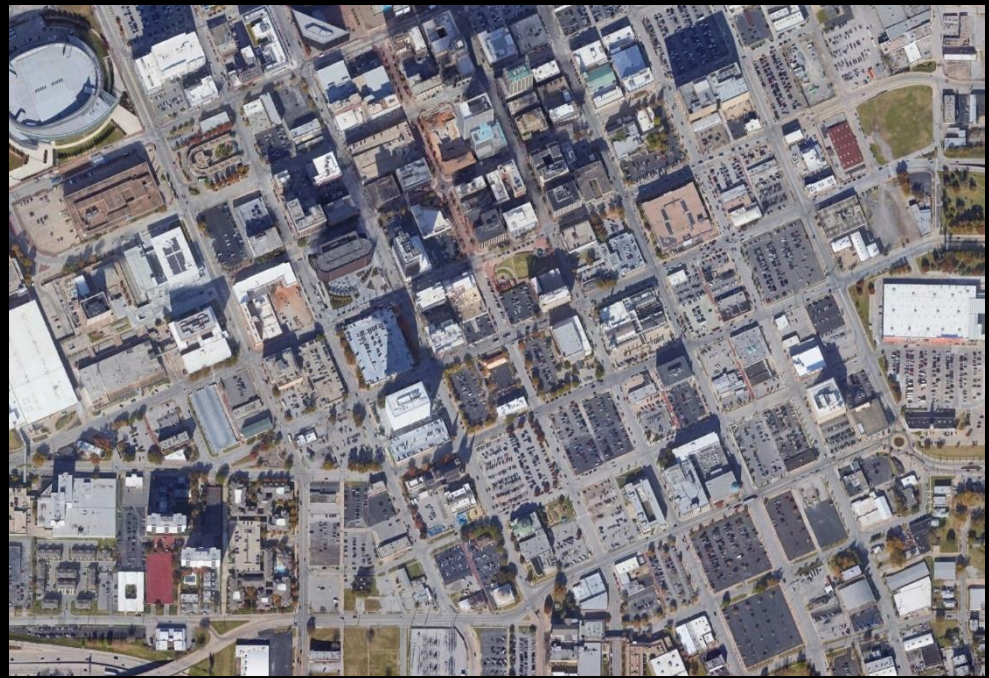
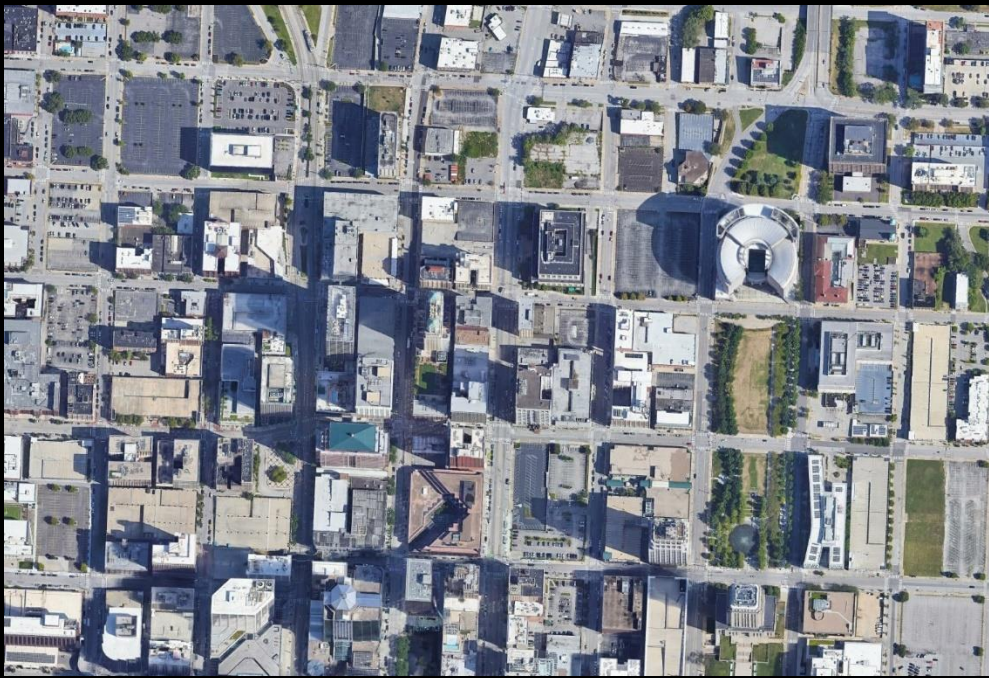
Walkable Places

- 1) Connected
- 2) Convenient
- 3) Comfortable
- 4) Engaging
- 5) Accessible
- 6) Legible
- 7) Safe
- 8) Equitable
- 9) Flexible

Walkable Places

- 1) Connected
- 2) Convenient
- 3) Comfortable
- 4) Engaging
- 5) Accessible
- 6) Legible
- 7) Safe
- 8) Equitable
- 9) Flexible



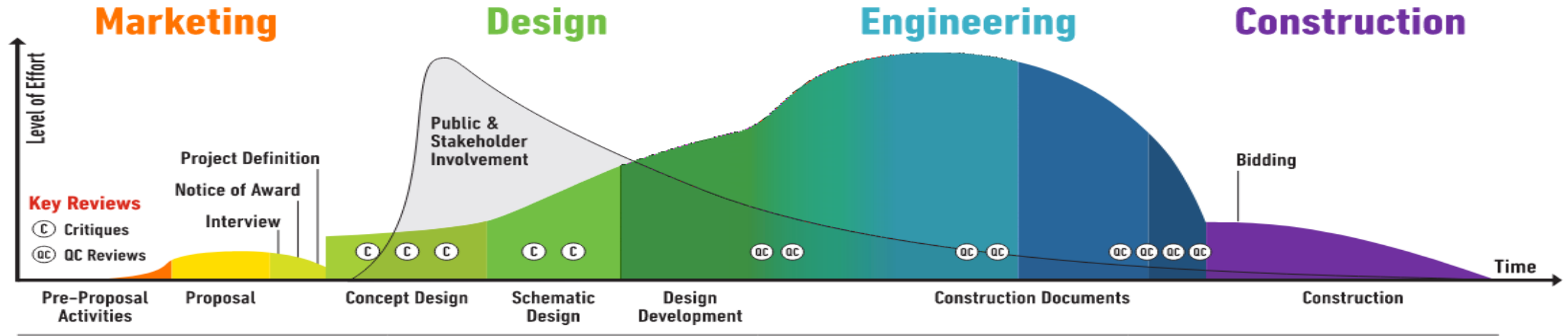




Agenda

1. Project Background
2. Project Overview
- 3. Construction Documents (CDs) Development**
4. Next Steps
5. Question & Answer

Design & Engineering Process at Toole Design



of Options

Dozens
One to Three
One

Key Milestones



Design: the artful arrangement of elements in a plan or drawing to show the **function, physical proportions, aesthetic look and/or workings of a project** before it is constructed.



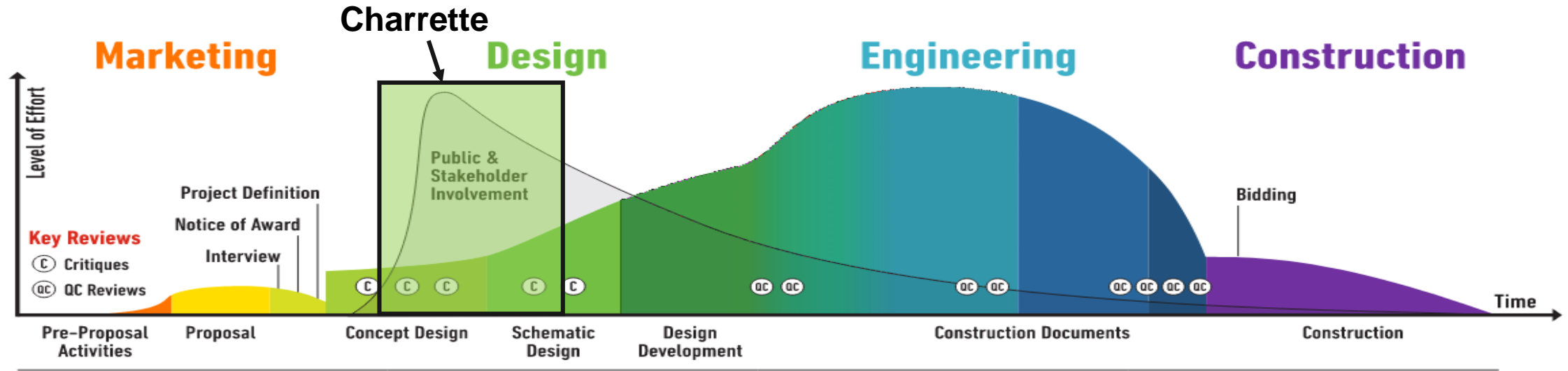
Strategy/Vision

Engineering: the use of scientific principles at an appropriate level of detail to direct the construction of all aspects of a project.



Detailed Execution

Design & Engineering Process at Toole Design



of Options

Dozens
One to Three
One

Key Milestones



Design: the artful arrangement of elements in a plan or drawing to show the **function, physical proportions, aesthetic look and/or workings of a project** before it is constructed.



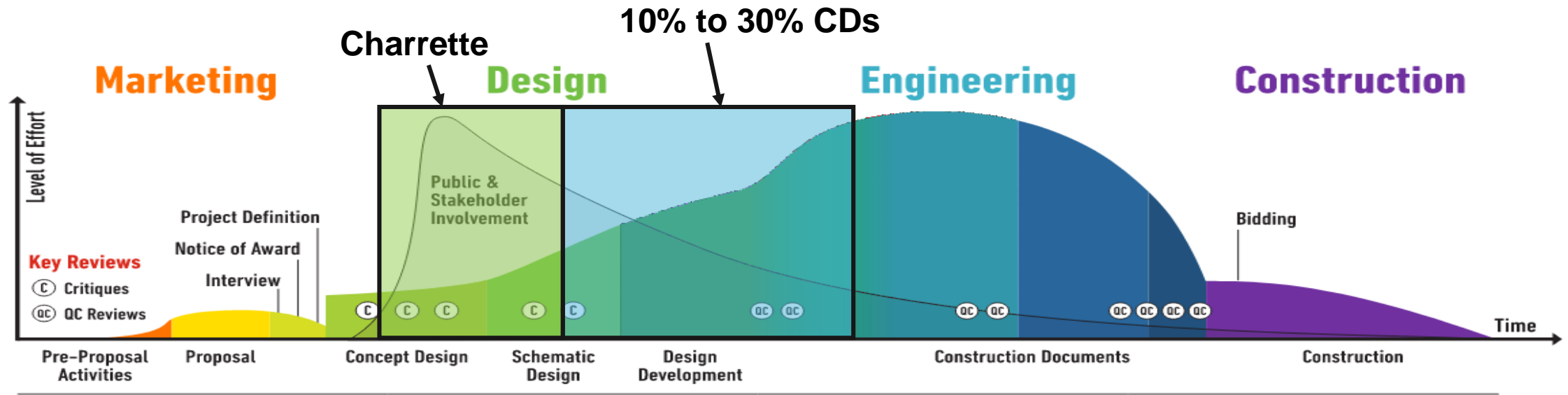
Strategy/Vision

Engineering: the use of scientific principles at an appropriate level of detail to direct the construction of all aspects of a project.



Detailed Execution

Design & Engineering Process at Toole Design



of Options

Dozens
One to Three
One

Key Milestones



Design: the artful arrangement of elements in a plan or drawing to show the **function, physical proportions, aesthetic look and/or workings of a project** before it is constructed.



Strategy/Vision

Engineering: the use of scientific principles at an appropriate level of detail to direct the construction of all aspects of a project.



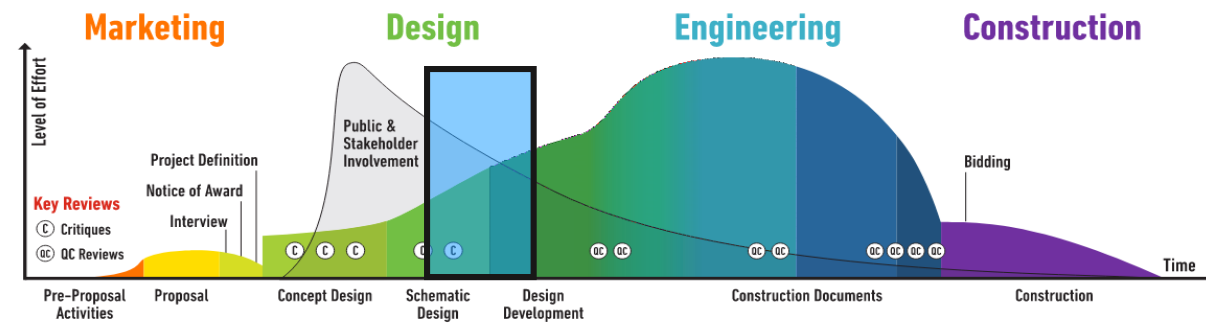
Detailed Execution

10% Construction Documents

- Existing Conditions Investigation - Complete
 - Topographic Survey
 - Subsurface Utility Engineering (SUE)
- Preliminary Environmental Review Services - Complete
 - Natural & Cultural Review Services to determine permitting requirements
 - Maryland Department of the Environment – On Site Pre-Application meeting October 25, 2022
- 10% CDs – Entire Downtown Project Area
 - Submitted - October 18, 2022
 - Confirmation of charrette design / Proof of Concept
 - Preliminary Utility coordination efforts
 - Preliminary Color Palette
 - Begin Streetscape CDs
 - Begin Engineering CDs
 - Bi-weekly Coordination Meetings with City staff



Havre De Grace Downtown Restoration Phase 2A
HAVRE DE GRACE, MD // N. WASHINGTON STREET // NOVEMBER 9, 2022

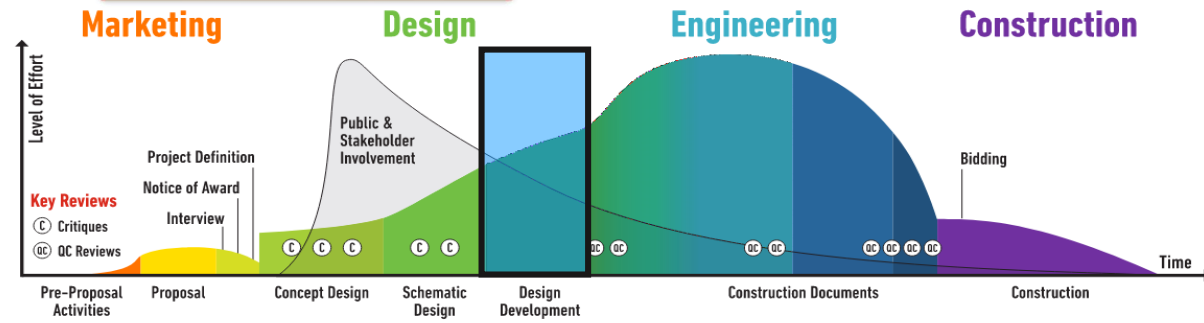
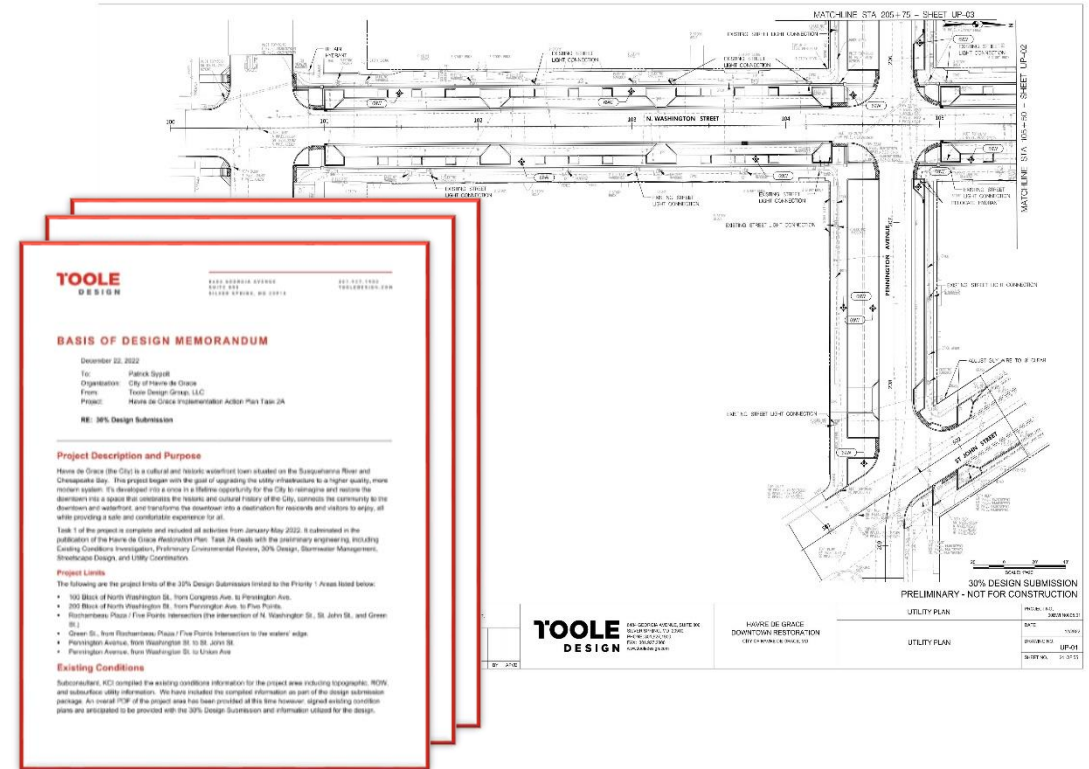


30% Construction Documents

- 30% CDs – Priority 1 Areas Only

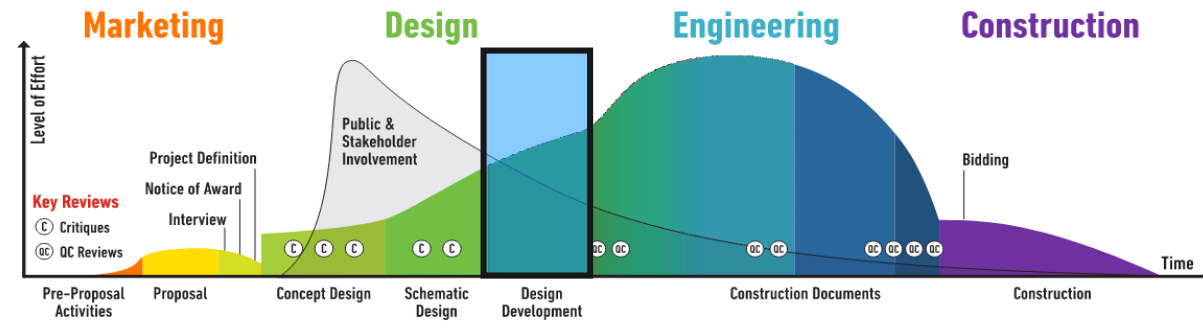
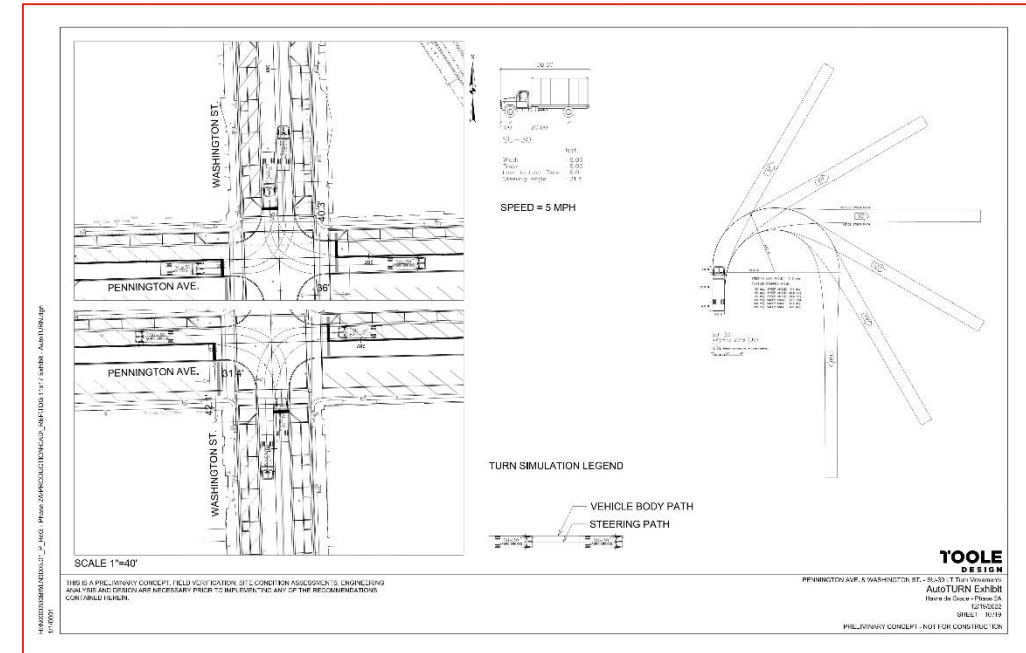
(Washington St / Pennington Ave / Rochambeau Plaza / Green St)

- Submitted - December 22, 2022
- Develop Engineering CDs
 - Typical Sections
 - Roadway Plans & Profiles
 - Demolition Plans
 - Utility Plans
 - Landscape Plans
 - Hardscape Plans
 - Signing & Pavement Marking Plans
 - Maintenance of Traffic Plans
 - Preliminary Grading & Cross Sections
- Develop Opinion of Probable Cost
 - \$6.5M - \$8.7M

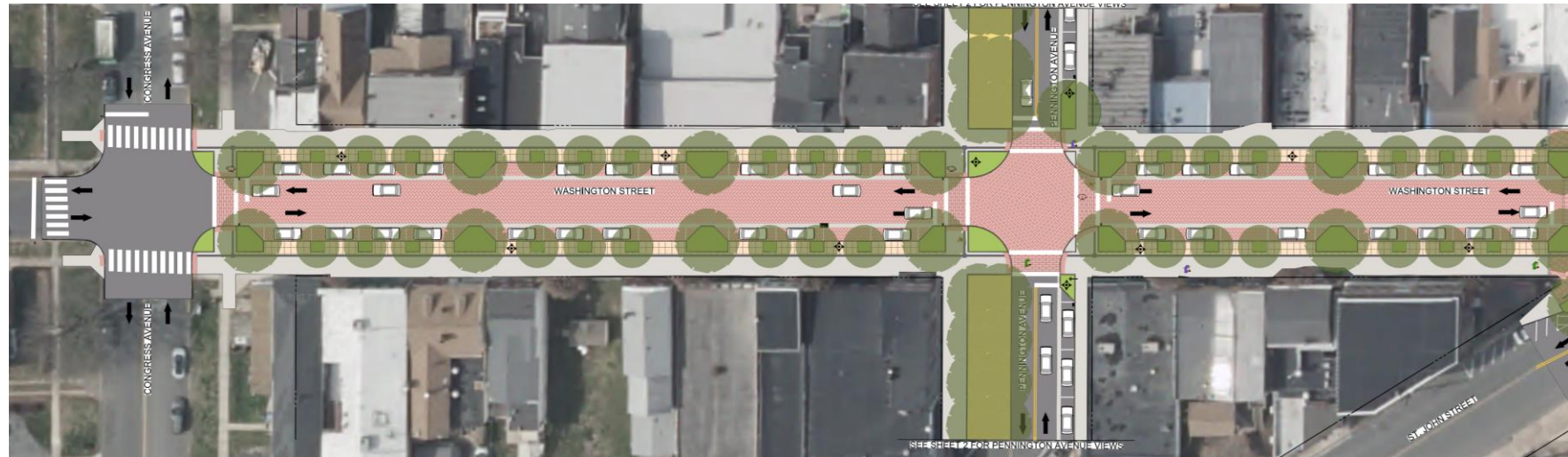
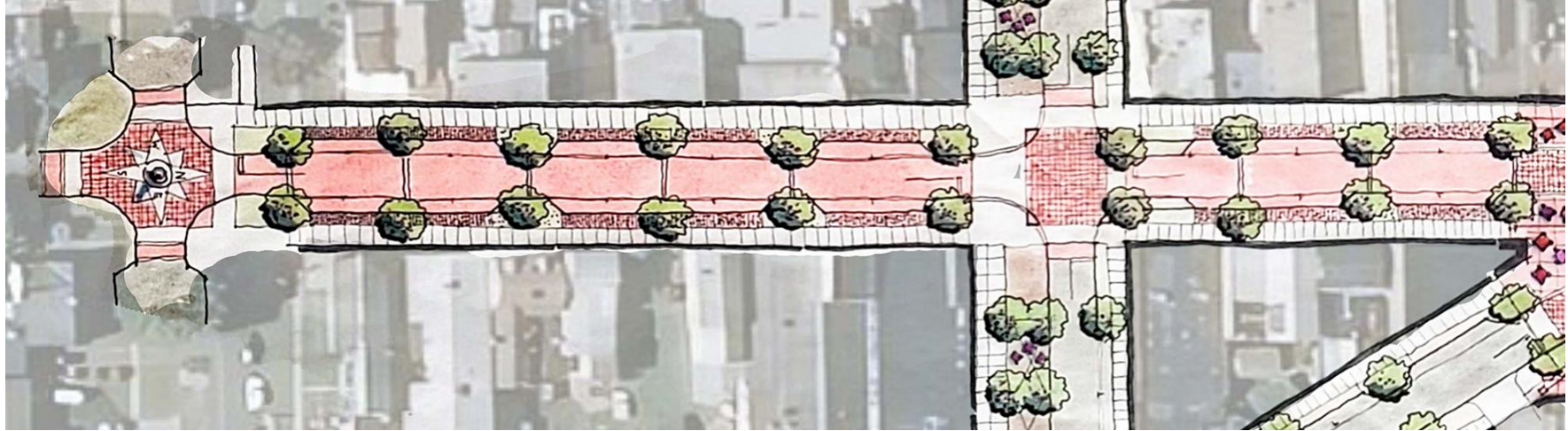


30% Construction Documents

- Established Design Criteria & Basis of Design Elements
 - Design Guidelines / Roadway Design Criteria
 - Performed AutoTurn analysis
 - Design and Control Vehicle / Allowable Encroachment
 - Utility Conflict Plan & Matrix
 - Photometrics / Lighting
 - Began to Investigate Streetscape Elements
 - Trees and Perennials
 - Benches and Litter Receptacles
 - Bike Racks
 - Light Pole and Fixture
 - Paving Materials, Patterns, Colors, and Textures



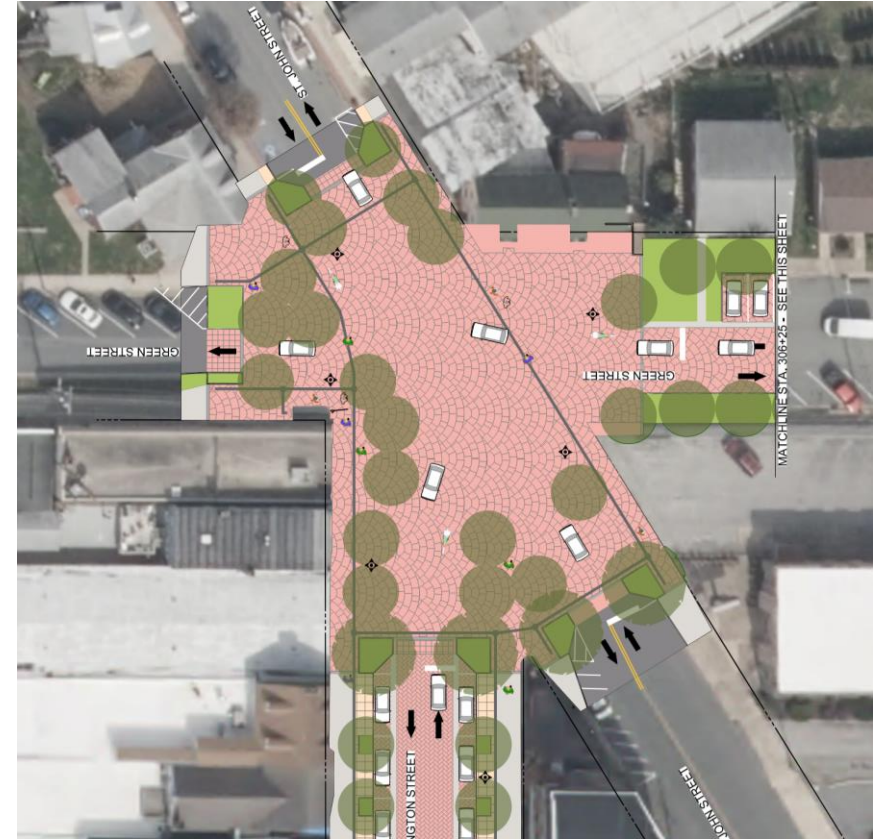
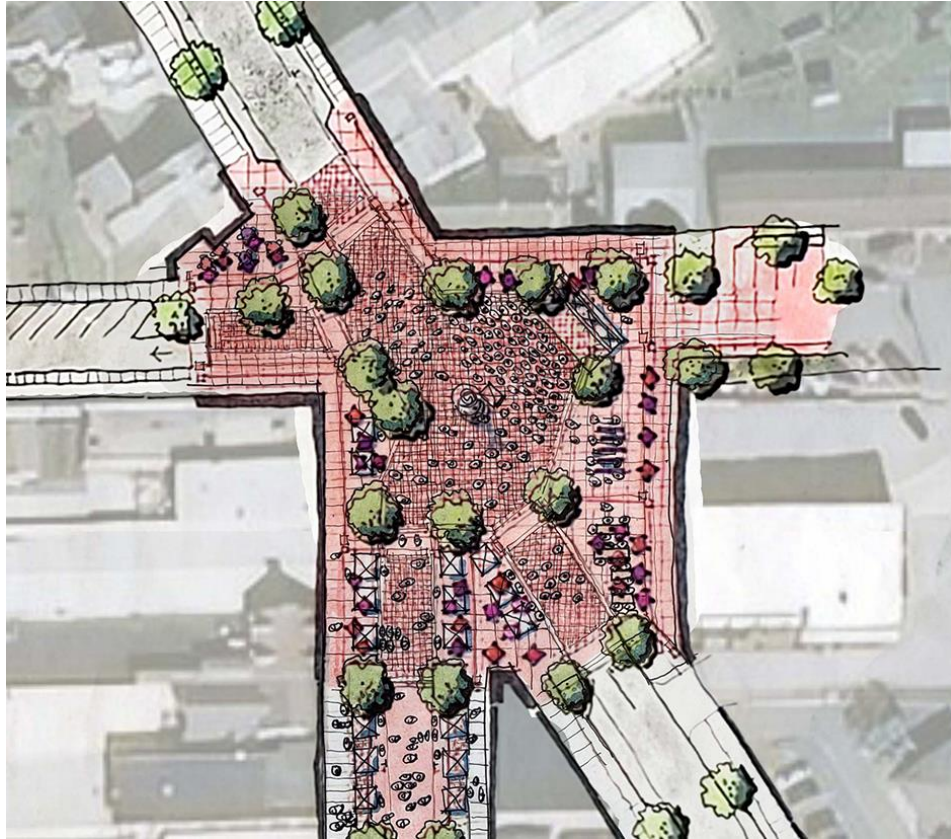
Washington Street



Pennington Avenue



Rochambeau Plaza



Washington Street Rendering



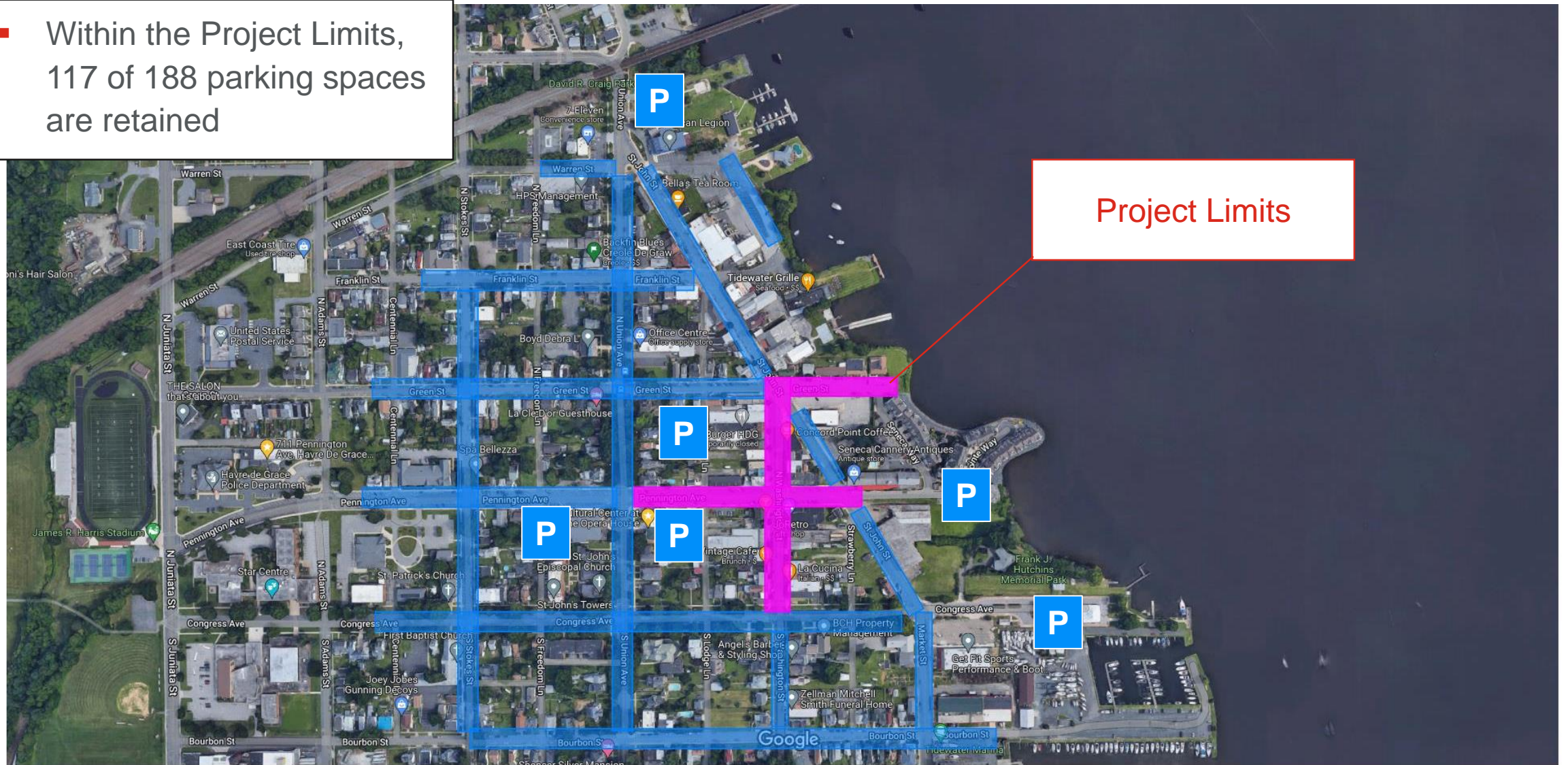
- Within the Project Limits, 117 of 188 parking spaces are retained

Project Limits



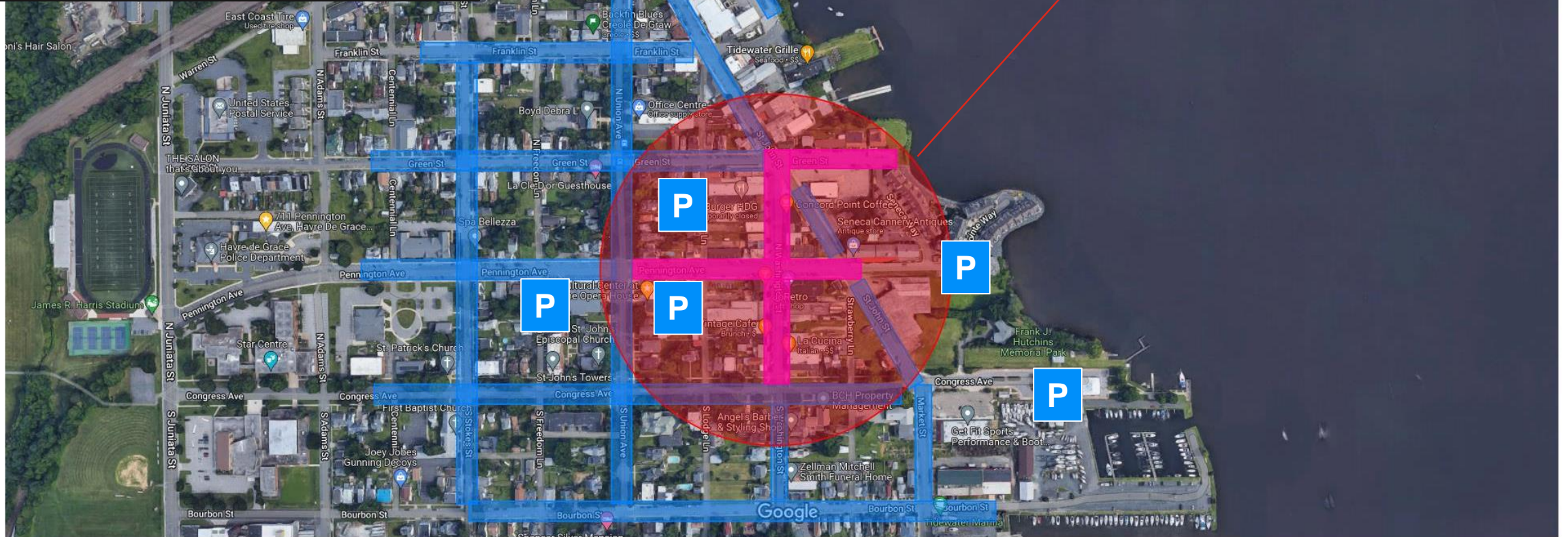
Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 200 ft

- Within the Project Limits, 117 of 188 parking spaces are retained



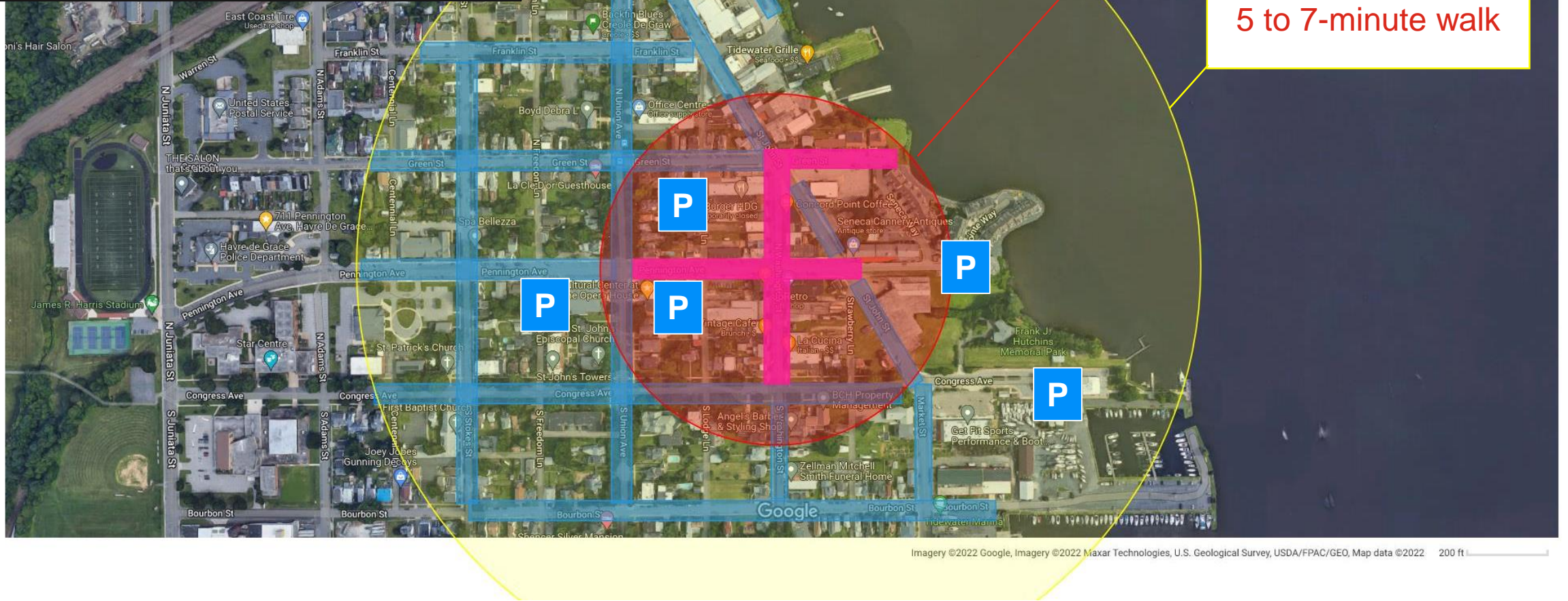
Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 200 ft

- Within the Project Limits, 117 of 188 parking spaces are retained
- Within a 2-minute walk there are approximately 270 public parking spaces (153 additional)



Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 200 ft

- Within the Project Limits, 117 of 188 parking spaces are retained
- Within a 2-minute walk there are over 270 public parking spaces (153 additional)
- Within a 5 to 7-minute walk there are over 1,000 public parking spaces (750+ additional)



2-minute walk

5 to 7-minute walk



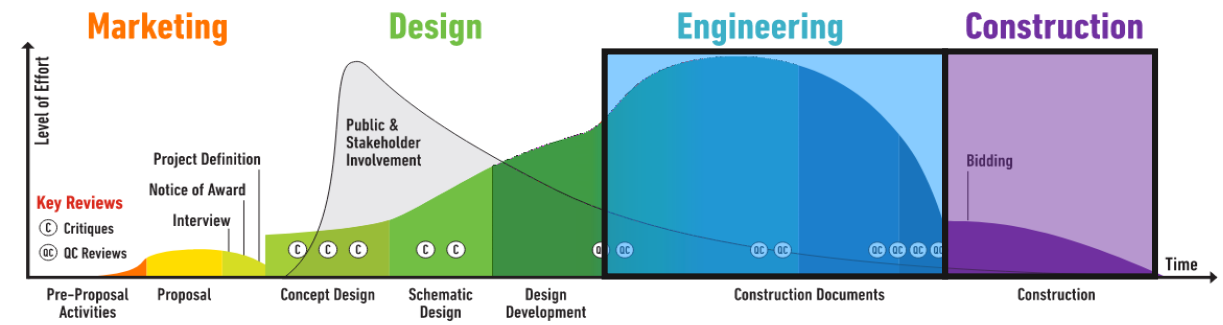
Agenda

1. Project Background
2. Project Overview
3. Construction Documents (CDs) Development
- 4. Next Steps**
5. Color Plan Review

Final CDs of Priority 1 Areas

Next Steps

- Supplemental Existing Conditions Investigation
 - Supplemental Topographic Survey
 - ROW Survey
- 60% CDs
- Final Environmental Permitting Services
 - Stormwater Permitting
 - Environmental Permitting
 - Cultural Resources Permitting
- 90% CDs
- 100% CDs
- Construction Phase



Anticipated Schedule - 2023

- Supplemental Existing Conditions Investigation – February
- 60% CDs – February – March
- Final Environmental Permitting Services – February – May
 - 2 months minimum – can be up to 6 months
 - Permitting is the Critical Path
- 90% CDs – March – April
- 100% CDs – May
- Advertise – June
- Bid Opening / Contract Award – July
- Begin Construction – Fall 2023



Agenda

1. Project Background
2. Project Overview
3. Construction Documents (CDs) Development
4. Next Steps
5. **Color Plan Review**

Color Plan Review

