

ANNAPOLIS



LAND ECONOMICS SOCIETY
Sept. 2, 2025



Mayor Gavin Buckley

Annapolis and the Rising Waters

The Challenge of Flooding



Annapolis has always been defined by its strong maritime traditions and proximity to the Chesapeake Bay.

Today, the water is moving in ways we can't ignore. Flooding is no longer a rare event; it's part of daily life in some parts of our city.

NUISANCE/SUNNY DAY FLOODING

When the Sun Shines... and the Streets Flood

Annapolis floods even without rain (what's known as sunny day or nuisance flooding).

Tides alone can push water into our streets and onto our sidewalks.



A CRITICAL ALLY

Partnering with the U.S. Naval Academy



***A \$39 Million DoD
Investment to Protect USNA***



The Price of Resilience

Meeting the Financial Challenge

*Protecting Annapolis is expensive.
Resilience is not just about engineering—it's
about securing the funds to make it happen.*



Sticker Shock

Why is the Price Tag Astronomical?

24 miles of
Coastline:
Waterfront
resilience is one of
the most expensive
infrastructure
challenges we
face.

Planning with Creativity

Using a Public Private Partnership to Pay the Bills

An existing City asset, the downtown municipal Hillman Garage, was used as a “downpayment” on resiliency work at City Dock. Renovation and operations over 30 work helped fund a \$24M concession fund, plus annual operations income.



City Dock Transformation

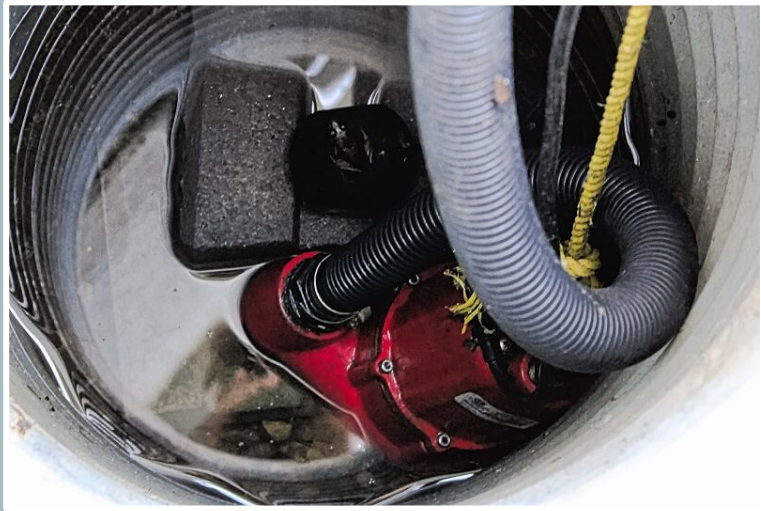
\$100 Million to Protect Annapolis' Future



Historic Downtown is the economic engine of the City.
Resilience work is an investment in the future of our City.

Keeping the Water Out (For Now)

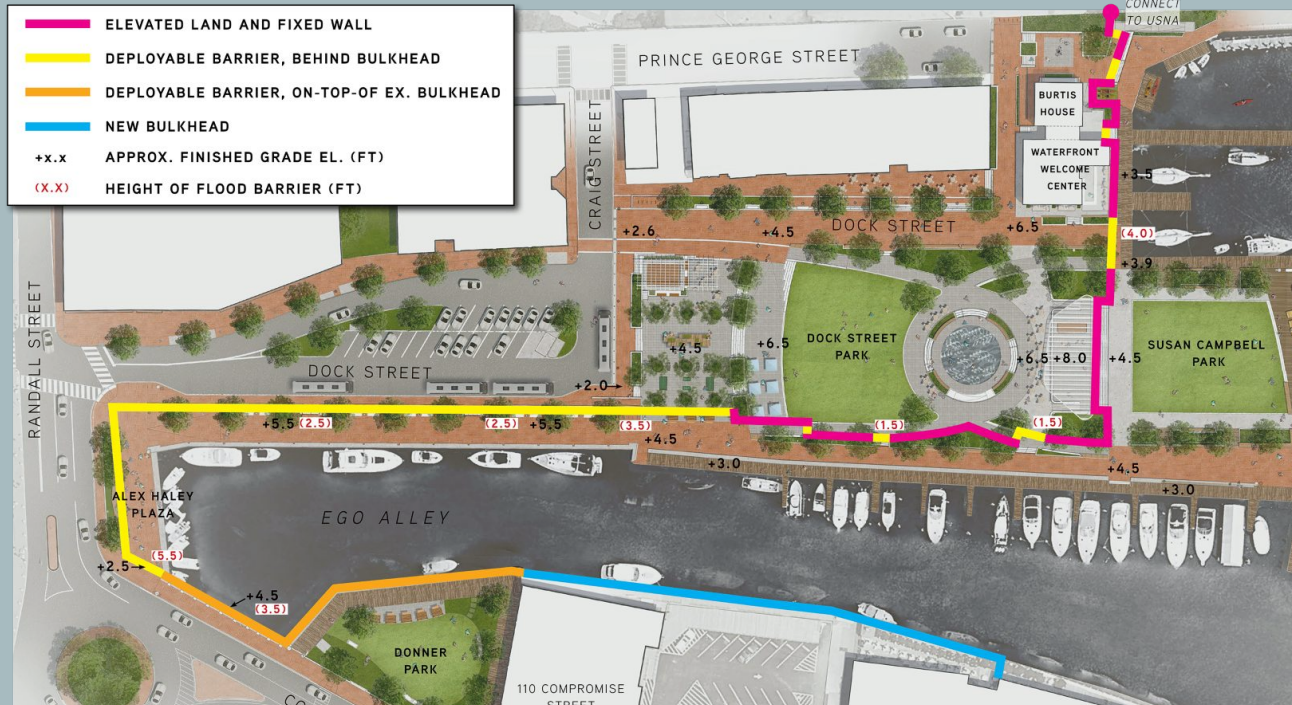
Short-term: Pumps, Backflow Preventers, and Barriers



We've installed sump pumps and backflow preventers to keep water out of storm drains and found an innovative Dutch "barrier" solution. These are stopgap measures, not permanent solutions.

Thinking Long-Term

Permanent Solutions for City Dock Flooding



Engineered defenses should be able to handle flooding events in the future, as well as the tides of today.

History Meets Resilience

*Preparing for
Preservationist
Pushback*

We love our historic charm, but saving our past may require modern solutions that not everyone is willing to embrace.

Find ways to honor the history, not get stuck in it.



High Stakes on the Waterfront

Harbormaster Building Lawsuit



Even modest changes to a historic waterfront are can bring legal challenges. These challenges result in delays that both make the problem worse for residents and businesses and the solutions more costly for municipal government.

No Room for Retreat

Costly but Necessary Fights



These fights are intricate, expensive and exhausting. But, we have no choice. The alternative is to surrender our waterfront.



Protecting Our Businesses

Safeguarding Annapolis' Economic Lifeline

Flooding hits businesses hard: lost customers, damaged property and rising insurance costs all threaten our economy.



Fighting the Tide Alone

Why Business Owners Need City Support



Some try their own
fixes, but no single
business can hold
back the ocean.
Resilience requires a
united front.

Learning from the Dutch

Mayoral Delegation Trip to the Netherlands

The Dutch have centuries of experience living with water. We traveled to four cities in the Netherlands to learn how innovation and community willpower can keep a city dry.



Resilience for the Next Generation



This work is expensive and complicated but inaction is not an option. We choose resilience because Annapolis' future depends on it.

Thank You

City of Annapolis