HISTORIC ST. MARY'S CITY

2026 OCTOBER

BOUTIQUE HOTEL & CONFERENCE CENTER

HISTORIC ST. MARY'S CITY

FEASIBILITY REPORT



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INTRODUCTION

On February 11, 2025, the Maryland Stadium Authority, in partnership with Historic St. Mary's City, issued a Request for Proposals for qualified architecture and engineering teams to provide preliminary design services for a proposed boutique hotel and conference center. Envisioned as a catalytic project, the development is intended to support St. Mary's City's evolution into a world-class cultural and recreational destination, while reinforcing its identity as one of the nation's most significant historic sites.

This effort is part of a larger, statewide initiative to commemorate and capitalize on a major milestone in Maryland's history. Authorized by the Maryland General Assembly in 2021, the Historic St. Mary's City "Fort to 400" Commission is charged with coordinating events and initiatives leading up to the 400th anniversary of Maryland's founding in 2034. The Commission's mandate extends beyond celebration, aiming to elevate the site's profile nationally and internationally while driving lasting economic development throughout the region. Central to this initiative is the excavation and interpretation of St. Mary's Fort, which will become a cornerstone of the site's living history program and a key driver of increased visitation in the years ahead.

In response, Hanbury, in collaboration with a multidisciplinary team of consultants, undertook a comprehensive preliminary design effort encompassing the following as laid out in the RFP:

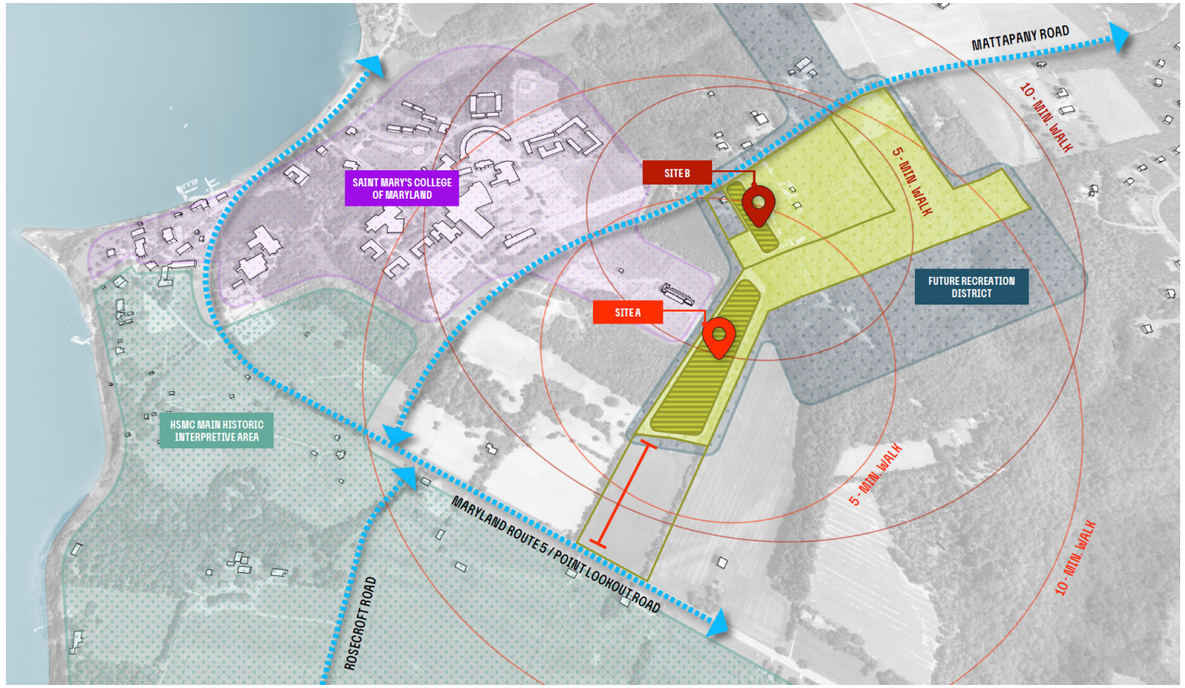
- Preliminary Design (10 to 15% Schematic Design)
- Site Development/Planning
- Infrastructure Analysis
- Environmental Impact Analysis
- Archaeological Impact Analysis
- Geotechnical Analysis/Engineering
- Ingress/Egress Impact Analysis - Pedestrian and Vehicular
- Project Scheduling
- Cost Estimating
- Value Engineering
- Quality Assurance
- Assisting MSA with Professional and Technical Service Procurements as requested.

Given the archaeological sensitivity of the site, the team approached subsurface investigations with particular care, strategically deferring and targeting geotechnical analysis until potential development areas were refined through operational and design considerations. This measured approach helped minimize disturbance to culturally significant resources while still providing the technical insights necessary to inform future development. Throughout the process, the design team worked with the Maryland Stadium Authority and stakeholders from Historic St. Mary's City, engaging in a kick-off engagement session followed by subsequent progress meetings to ensure the project reflects both operational needs and long-term aspirations of the area.

Guided by a commitment to thoughtful, context-sensitive design, this effort seeks to establish a framework that aligns future development with the unique cultural landscape of St. Mary's City. The preliminary design report consolidates key findings and provides a set of planning and design guidelines intended to support ongoing discussions with potential operators, partners, and stakeholders. By grounding the project in the site's historic vernacular while accommodating contemporary uses, the vision is to create a destination that connects modern audiences with the diverse and layered history of the region, ensuring that future growth enhances both the visitor experience and the integrity of the community.

EXISTING CONDITIONS

1.1 EXISTING CONDITIONS



REGIONAL CONDITIONS & ACCESS

Historic St. Mary's City occupies the southern tip of the Western Shore peninsula in St. Mary's County, Maryland, a distinctly rural, water-surrounded landscape defined by the confluence of the St. Mary's River and the Potomac River as they meet the Chesapeake Bay. The site is located off Maryland Route 5 (Point Lookout Road) in Southern Maryland, the primary north-south spine connecting the county seat of Leonardtown to the southern tip of the peninsula. Secondary access is provided via Maryland Route 235, which parallels Route 5 through the Lexington Park commercial corridor before merging southward toward St. Mary's City. Visitors traveling from the north typically approach via Maryland Route 4, crossing the Governor Thomas Johnson Bridge at Solomons before connecting to Routes 235 and 5. Those arriving from Virginia and points south utilize US Route 301 across the Harry Nice Bridge at Dahlgren, connecting to Maryland Route 234, which merges with Route 5 north of Leonardtown.

Travel time from Washington, D.C., and Annapolis is under two hours, while Baltimore and Richmond are within approximately three hours. Reagan National Airport (DCA) is the closest major air gateway at approximately one hour, followed by Baltimore-Washington International Airport (BWI) at approximately one hour and twenty minutes, and Dulles International (IAD) at approximately one hour and thirty-five minutes. The site's setback from the interstate highway network reinforces its character as a destination rather than a way point, one that rewards intentional travel and supports the case for on-site overnight accommodation.

SITE CONDITIONS

The site is comprised of two distinct parcels: Site A (48.8 Acres), the larger site oriented northeast-southwest toward Point Lookout Road and Site B (28.86 Acres), the smaller site, oriented southeast-northwest toward Mattapany Road. Kohut Way parallels the boundary of Site B to the northeast. While the initial sites were identified based on open fields, a review of the property lines revealed that the parcels are significantly larger, providing greater flexibility for siting the boutique hotel and conference center.

ZONING & PERMITTED USES

The project site falls within the Rural Preservation District (RPD) under the St. Mary's County Comprehensive Zoning Ordinance. The RPD is established to foster agricultural, forestry, and resource-based land uses while limiting commercial development to protect the County's rural character. Low-density residential development is permitted subject to performance standards, and the district expressly enshrines a right-to-farm framework, meaning no restrictions may be imposed on agricultural operations in deference to neighboring uses.

Hotel and lodging uses are not permitted by right within the RPD; they are classified as a conditional use, requiring formal application and a public hearing before the St. Mary's County Board of Appeals. Approval is contingent upon demonstrating compatibility with the district's rural intent and compliance with all applicable development standards, including those governing setbacks, open space, impervious surface, and building height. The RPD's baseline density of one dwelling unit per parcel, combined with its strong agricultural preservation posture, signals that any commercial hospitality use will require a carefully assembled entitlement strategy.

The project site is likely subject to one or more Chesapeake Bay Critical Area Overlay designations, most probably the Limited Development Area (LDA) or Resource Conservation Area (RCA) given its proximity to the St. Mary's River and the Chesapeake Bay watershed. These overlays impose additional site development standards layered atop the base RPD regulations, including stricter controls on impervious surface coverage, vegetative buffer requirements along shorelines and waterways, and limitations on the disturbance of sensitive environmental resources. Uses proposed within a Critical Area Overlay must first be permitted under the base zoning district, and certain uses may require a Growth Allocation, a County-administered process that allows limited intensification within the Critical Area for projects demonstrating a net benefit to water quality and environmental resources.

As the project moves forward, St. Mary's County Department of Land Use and Growth Management (LUGM) should be engaged early in the process to establish a clear entitlement pathway. Pursuit of a Conditional Use approval, a Planned Unit Development (PUD) floating zone, or a Development Rights and Responsibilities Agreement (DRARA) should be evaluated in consultation with land use counsel familiar with St. Mary's County's regulatory environment.

OVERALL SITE ANALYSIS

TOPOGRAPHY

The site is defined by varying topography across both parcels, with the highest elevations occurring near the juncture of the two parcels and along the interior ridgeline area, while lower ground falls toward the perimeter edges and roadway frontages. Existing GIS contour mapping indicates that site elevations generally range from the upper 30s and low 40s in the lower and southern portions of the property to approximately the mid-90s in the upper areas. The existing topography helps inform the proposed design, as it influences feasible building pad locations, roadway profiles, ADA connectivity, retaining wall needs, utility routing, and the direction of surface runoff for stormwater management treatment.

SOILS

The mapped soils across the site are varied and include a combination of Hydrologic Soil Group B and C soils. The United States Department of Agriculture Web Soil Survey identifies several soil series on site, including Sassafras, Mattapex, Matapeake, Beltsville, Bourne, Caroline, Chillum, Croom, and Kempsville soils. From a civil feasibility standpoint, the presence of both B and C group soils suggests that infiltration performance may vary by location and should not be assumed to be uniform across the property. However, prior geotechnical reports from neighboring properties indicate high levels of infiltration in similar soil types. It is still recommended that a formal geotechnical study be performed to confirm the suitability of the existing soils for infiltration.

For purposes of this study and the stormwater management (SWM) design, it is assumed that infiltration rates will meet the minimum requirements of the Maryland Department of the Environment (MDE), given that B soils, and in some cases C soils, can be suitable for infiltration and neighboring properties have exhibited adequate infiltration rates.

1.1 EXISTING CONDITIONS

STREAMS, WETLANDS & FORESTED AREAS

Mapped streams and wetlands are present along the northern portion of the parcels; however, they are located north of Kohut Way and do not appear to directly impact the proposed development, as the anticipated limits of disturbance are not expected to encroach into the State-mandated 25-foot stream and wetland buffer. It is recommended that a follow-up stream and wetland delineation be performed during the design phase and that the limits be surveyed to confirm the absence of significant permitting and approval constraints. If impacts to streams or wetlands are ultimately required for the development, a Joint Permit Application (JPA) through MDE and the U.S. Army Corps of Engineers will be required prior to construction.

Both parcels drain to the St. Mary's River watershed (Maryland 8-digit watershed code 02140103), which drains to the Potomac River and ultimately the Chesapeake Bay.

Forested areas exist along the east and west boundaries of the property and along the northern portion of the development area, where site elevations are highest. The northern forested area will likely need to be removed to accommodate development, with appropriate Forest Conservation measures implemented to satisfy current State mitigation requirements. Within this area are at least three observed specimen trees, defined as trees measuring at least 30 inches in diameter at breast height. Additional mitigation planting will be required for removal of these specimen trees.

SITE ACCESS

The existing site is undeveloped and currently has a single point of access via Kohut Way, located just north of the planned development. The site also benefits from frontage along historic Mattapany Road, which will provide one of the primary vehicular access points to the property. Additional vehicular access to Maryland State Route 5, Point Lookout Road, may be obtained via an access easement with the neighboring property owner. Formal access and easement agreements will be required prior to construction. Agency review and applicable permits will be required by St. Mary's County and the State Highway Administration prior to construction at these Site Access points.

UTILITY INFRASTRUCTURE

Utility records received from the St. Mary's County Metropolitan Commission (METCOM) and Southern Maryland Electric Cooperative (SMECO) indicate that public utility infrastructure is available within Mattapany Road to serve the property. Existing utility infrastructure includes water, sanitary sewer (force main), and electric. Prior to the design phase, a field-run topographic survey and utility designation will be required to confirm the available infrastructure and utility connection locations. There is no other existing utility infrastructure on the subject parcels, as they are primarily undeveloped.

STORMWATER MANAGEMENT (SWM)

There are no existing stormwater management (SWM) facilities on the subject parcels. Proposed SWM measures will be subject to the project geotechnical study and are anticipated to primarily consist of infiltration-type facilities.

LANDSCAPE

SITE LANDSCAPE

The existing site landscape is characterized by tidewater and tidal tributary landscapes of the Potomac River, including both natural and cultivated landscapes. Specific landscape typologies include:

Forest - The site's natural landscape is comprised of forest located on a small portion of the site at the juncture of Sites A and B. Forests are predominantly oak-hickory with some mixed conifers.

Agricultural - The majority of Site A is characterized by an agricultural landscape and is currently planted with crops.

Meadow/Grassland - The majority of Site B is characterized by a meadow landscape which appears to have emerged from fallow agricultural fields.

Hedgerows - The perimeter of both Sites A and B are defined by hedgerows which historically occur along property lines on the margins of agricultural fields. Because these margins aren't tilled or planted, seeds grow into shrubs and trees and create natural boundaries between properties and/or fields. Additionally, the hedgerows impact the landscape spatially and define "outdoor rooms" amidst the broader landscape.



ADJACENT LANDSCAPE

Landscapes adjacent to the site are also characterized by forest and agricultural landscapes, with additional landscape typologies including the historic landscapes of Historic St. Mary's City - meadows, farm fields, fenced yards and garden plots, and woodlands - and the manicured campus landscapes associated with St. Mary's College.

TREE SPECIES

Predominant tree species found in and around the site include deciduous trees such as Oaks and Hickories and Sycamores in low areas adjacent to drainage courses and evergreens such as Loblolly Pine and Eastern Red Cedar. Eastern Red Cedars, in particular, are found throughout the historic landscapes lining drives and roads.

HARDSCAPE MATERIALS

In addition to trees, the landscape is also characterized by hardscape elements such as paving, fencing, and walls. As both Sites A and B are currently undeveloped, these materials do not exist on site, however, they can be found throughout nearby properties. On the St. Mary's College campus, bituminous paving is used throughout in addition to brick paving for walkways and Parking Lot K is paved with permeable paving. Throughout Historic St. Mary's City, crushed stone is quite common for pathways and drives. Additionally, bituminous paving is also used for pathways and has been coated to give the appearance of dirt or crushed stone pathways. "Worm Fencing" is also found throughout Historic St. Mary's City to denote property boundaries and edges between fields.

1.2 HOSPITALITY MARKET REVIEW

ST. MARY'S COUNTY

St. Mary's County, Maryland, is a peninsular county located roughly 60–70 miles southeast of Washington, D.C., defined by its waterfront geography along the Chesapeake Bay and Potomac River. Its limited road access, primarily via Routes 235 and 5, with no interstate or commercial air service, reinforces its character as a self-contained regional market rather than a traditional commuter suburb. The county's roots date to 1634, when English settlers founded Maryland's first capital at St. Mary's City, and that historical and geographic identity continues to shape land use and development to this day.

The modern economy is anchored squarely by Naval Air Station Patuxent River (NAS Pax River), the U.S. Navy's premier aviation testing and development facility. Government and defense-related employment dominate the job base, supported by a constellation of defense contractors, MedStar St. Mary's Hospital, St. Mary's County Public Schools, and St. Mary's College of Maryland. This federal anchor drives exceptionally strong economic fundamentals: median household income exceeds $114,000, unemployment consistently runs in the 3–4% range, and the local economy has historically demonstrated resilience through national downturns.

The county's population of approximately 118,000–119,000 (as of 2025–26) has grown steadily but modestly, averaging under 1% annually, and is projected to reach 122,000–125,000 by 2030. Development is concentrated along the Route 235 corridor, with Lexington Park serving as the primary commercial hub adjacent to NAS Pax River, California functioning as the main residential growth node, and Leonardtown, the county seat, offering a more walkable, historic downtown character with growing appeal for dining and small-scale tourism. Large portions of the county remain rural or environmentally restricted due to Chesapeake Bay proximity.

Looking ahead, St. Mary's County is positioned for continued stability and moderate growth rather than rapid transformation. Its strengths — high incomes, low unemployment, quality of life, and relative affordability compared to the broader D.C. metro — are balanced against structural constraints including limited accessibility and dependence on federal spending. For developers and investors, the market favors well-scaled, appropriately positioned projects that align with local demand rather than speculative or high-density plays.

HISTORIC ST. MARY'S CITY

St. Mary's City is one of the most historically significant locations in Maryland. Established in 1634 as the colony's first capital, it served as an early center of governance and religious tolerance comparable in importance to Jamestown and Williamsburg. Today it functions not as a traditional town or commercial center, but as a low-density destination anchored by two major institutions: Historic St. Mary's City, a living outdoor museum with active archaeological excavations, and St. Mary's College of Maryland, a nationally recognized public honors college enrolling roughly 1,600–1,700 students along the scenic St. Mary's River. The combination of deep historical layering, waterfront setting, and academic presence creates a rare sense of place and authenticity.

Demand in St. Mary's City is experience-driven rather than volume-driven. The College alone generates an estimated 10,000 room nights annually through alumni events, athletic competitions (including a nationally recognized sailing program), summer camps, and performing arts programming, and the area currently lacks a higher-end lodging facility with suitable meeting space to capture that demand. Seasonal leisure visitation tied to boating, kayaking, and waterfront recreation adds further layers of demand throughout the year.

Looking ahead, St. Mary's City is expected to remain intentionally preservation-focused, with limited large-scale development. That constraint is also its opportunity; the controlled environment, historic character, and institutional anchors make it well-suited for boutique lodging, retreat-style uses, and small-scale conference or event facilities. Well-conceived, context-sensitive development has meaningful potential here precisely because the setting is so differentiated from more commercialized markets.

FACILITIES & PROGRAMMING

The St. Mary's County lodging market is relatively small, with about 12 hotels totaling just over 1,100 rooms, and is limited to midscale through upscale chain scales, lacking any luxury or upper-upscale properties. Performance in 2025 reflects moderate demand, with overall occupancy around 59% and average daily rates near $114, while upscale properties perform slightly better with occupancies in the mid-60% range and ADRs between $115–$120. This positioning highlights a market that is functional and stable, but not currently serving higher-end or experience-driven segments.

Given existing demand drivers and the lack of conference-oriented facilities, there is a clear opportunity for a new upscale, full-service hotel, particularly near St. Mary's College. A proposed development of 100–150 rooms, potentially including cottages and 5,000–10,000 square feet of meeting space, could capture unmet demand from business travelers, conferences, and leisure visitors. The absence of notable conference centers and limited upscale supply suggests this type of project could fill a meaningful gap in the market.

Upscale hotels in this context would offer a higher-quality guest experience than midscale properties, including larger, well-appointed rooms, modern technology, on-site dining, and fitness amenities. This level of product is well-suited to attract a mix of business, group, and leisure travelers seeking comfort and amenities without the price point of luxury accommodations, aligning with the evolving needs of the St. Mary's County market.

AREA LODGING OVERVIEW

St. Mary's County, Maryland is a small, stable lodging market primarily driven by defense-related demand tied to Naval Air Station Patuxent River, along with government and contractor travel. The county contains roughly 12 to 15 hotels totaling about 1,100 to 1,300 rooms, most of which are select-service or extended-stay properties designed to accommodate business travelers. Unlike traditional tourism or highway-driven markets, the lodging profile here is functional and demand-driven, with minimal presence of full-service, luxury, or resort-style accommodations.

The Lexington Park and California corridor along Route 235 serves as the dominant lodging hub, accounting for more than 75% of the county's total hotel supply. This cluster is strategically located near NAS Pax River and includes a concentration of nationally branded hotels catering to extended-stay and business needs. The scale and proximity to employment centers reinforce this corridor's role as the primary base for visitors, particularly those connected to defense and government activity.

Outside of this core area, lodging options become more limited. Leonardtown, the county seat, has only a small number of rooms and a more boutique-oriented offering, serving government, legal, and modest leisure demand. Further south, the market transitions to small inns and waterfront properties that cater to leisure travelers, weddings, and retreats rather than large-scale business travel. This southern portion of the county is notably underserved by traditional hotel product, requiring many visitors to stay in the Lexington Park corridor despite being closer to attractions like St. Mary's City.

Looking ahead, the market is expected to remain stable and supply-constrained, with limited new development unless a significant catalyst emerges. While current inventory aligns well with defense-driven demand, there is a clear gap in boutique, destination-oriented lodging, particularly in the southern areas. This suggests potential opportunities for carefully positioned hospitality projects that target experiential and leisure segments, though any development must account for the market's relatively small size and reliance on a single dominant economic driver.

CONCLUSIONS

St. Mary's City and County offer a stable economic environment with a bucolic, uncongested character that is increasingly sought after by a range of demographics. From a lodging standpoint, the market currently lacks higher-quality facilities and has no boutique hotels with dedicated conference space, leaving a moderate amount of unaccommodated demand on the table. The site adjacent to St. Mary's College and within the historic district is well-positioned to capture leisure, college-related commercial, and group meeting demand that the existing supply simply cannot serve.

Comparable historic markets in neighboring Virginia (Williamsburg, Jamestown, and Yorktown) offer proven models ranging from full destination buildout to preservation-driven visitation to waterfront village activation. St. Mary's City is uniquely positioned to blend elements of all three, supporting boutique lodging, academic demand, and heritage tourism within a controlled, high-quality development framework. The opportunity to grow tourism visitation while capturing existing unmet demand appears both reasonable and well-supported by the market fundamentals.

1.3 ARCHAEOLOGICAL SUMMARY

OVERALL:

In August and September 2025, AAHA conducted a Phase IA archaeological assessment of the proposed HSMC Boutique Hotel and Conference Center (Study Area) in St. Mary's County, Maryland. The work was conducted under sub-contract with Hanbury for the MSA. All work was conducted by qualified professional archaeologists in accordance with guidelines established by the MHT, HSMC, and the Secretary of the Interior's Guidelines for Archeology and Historic Preservation. The study consisted of background research, a pedestrian survey, and the preparation of a technical report.

The Study Area is separated into two discontinuous areas. Study Area 1 is located north of MD-5 and east of Mattapany Road while Study Area 2 is located directly south of Mattapany Road and west of Kohut Way. Both Study Areas are in agricultural fields and primarily bordered by forests. The SMCM stadium is located west of Study Area 1 while a residence is located to the immediate west of Study Area 2. Portions of both Study Areas are within site 18ST1, which includes the entirety of the St. Mary's City Historic District (MHT# SM-29) which is listed on the National Register of Historic Places (NRHP).

No other archaeological sites or architectural resources have been previously identified within either Study Area. Historic maps show that the area has been populated since the founding of the Maryland Colony in 1634, though no maps with structural detail depict structures within either Study Area. Aerial photographs from 1957 to the present depict both Study Areas as agricultural fields with no structures present. The pedestrian survey confirmed that both Study Areas remain agricultural at present.

STUDY AREA 1 SUMMARY:

Study Area 1 is located on an upland interfluvial divide, slightly elevated above the floodplain of the St. Mary's River. Study Area 1 has a southwest-facing aspect, is relatively flat, and features well-drained soils. The fresh water provided by Mill Creek would have attracted game as well as hunters. Furthermore, the resources provided by the St. Mary's River to the west and St. Inigoes Creek to the south, and the availability of fresh water at the head of Mill Creek indicate the area was an ideal place to settle for both American Indian and colonial peoples. Study Area 1 is almost completely within the boundaries of the NRHP-listed St. Mary's City Historic District and within site 18ST1. It was once part of St. Barbara's Freehold and was included in the Slavonic Community. Several archaeological sub-sites have been identified to the west of Study Area 1 during archaeological surveys. The presence of historically known and archaeologically proven large plantation houses to the west and north increases the likelihood that supporting structures or quarters for enslaved people could be present in Study Area 1.

The majority of Study Area 1 is considered to have high archaeological sensitivity for both precontact and historic resources, with the northern portion identified as having moderate sensitivity due to increasing slopes and distance from fresh water.

STUDY AREA 2 SUMMARY:

Study Area 2 is located on an eolian second terrace overlooking the St. Mary's River. While farther from fresh water sources, Study Area 2 would have provided a relatively flat area situated on an elevated landform overlooking the St. Mary's River and easy access to river and wetland resources. Eolian soils have the potential to contain deeply buried and stratified deposits dating to the Archaic and possibly Paleoindian periods. Four precontact sites have been identified in the vicinity of Study Area 2. Sites 18ST1-205 and 18ST1-206 are located to the north across Mattapany Road and include Archaic through Woodland period components. Study Area 2 was once part of St. Barbara's Freehold and was included in the Slavonic Community. While the majority of Study Area 2 is outside of the official boundaries of 18ST1 and the St. Mary's City Historic District, several archaeological sites have been identified in the vicinity, including those mentioned above as well as three twentieth-century sites associated with the Slavonic Community to the east of Study Area 2. While Study Area 2 is within the boundary of a Phase I survey conducted in 1986 (Riordan and Hurry 1986), analysis of the report and original field records as well as interviews with the study authors and archaeology department members from 1986 indicates that Survey Area 2C was never investigated.

The majority of Study Area 2 is considered to have high archaeological sensitivity for both precontact and historic resources, with the southern portion noted as moderate due to slope and the northern portion along Mattapany Road labeled low sensitivity due to disturbance.

RECOMMENDATIONS:

The majority of both Study Area 1 and Study Area 2 are considered to have high sensitivity for both precontact and historic archaeological resources. Areas of moderate sensitivity are present in the northern portion of Study Area 1 and the southern portion of Study Area 2 in areas of moderate slope. A small portion of Study Area 2 along Mattapany Road is considered to have low archaeological sensitivity due to significant landform modification during roadway construction and upgrades.

Phase IB excavation is recommended for areas considered to have high or moderate archaeological sensitivity. HSMC has requested that the area between Study Area 1 and Study Area 2 be included in the Phase IB excavation. Pedestrian survey and judgmental STPs are recommended for areas of low archaeological sensitivity.

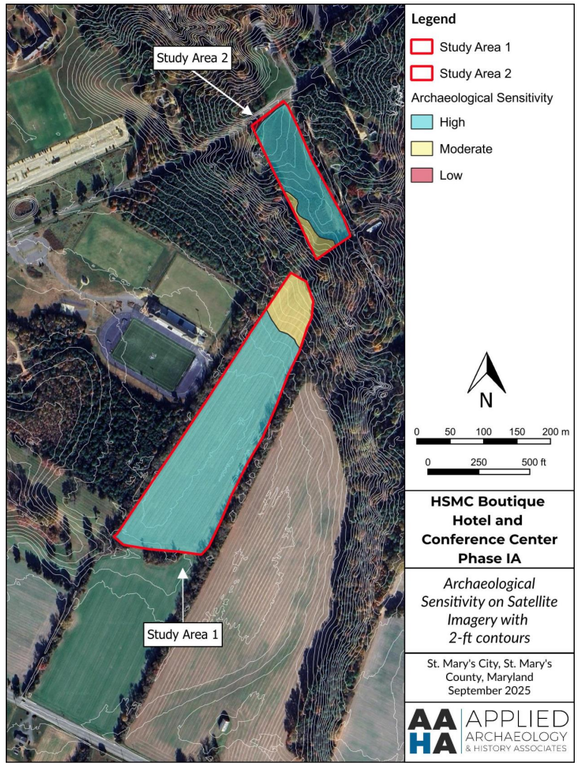
If the scope extends beyond the current Study Area limits, Phase IB excavation is recommended in all areas of proposed ground disturbance due to the high archaeological sensitivity of the general area.

HSMC has requested that if additional work extends into adjacent properties, the entirety of the property be surveyed. To conform to HSMC guidelines and to complement previously conducted archaeological surveys on nearby property, HSMC has requested that the Phase IB excavation include a limited number of 5 ft x 5 ft test units in addition to STPs.

Additional investigations, including Phase II evaluation and Phase III data recovery, may be required based on the results of the Phase IB excavation. All excavations will include consultation with the MHT and HSMC. Methods and procedures will follow the Standards and Guidelines for the National Historic Landmark.







DESIGN & PROCESS

2.1 ENGAGEMENT

STAKEHOLDER ENGAGEMENT

The kickoff engagement session, held on August 6, 2025, brought together a broad coalition of stakeholders including representatives from HSMC, St. Mary's College of Maryland (SMCM), the Maryland Stadium Authority, and a multi-disciplinary consultant team including specialists in hospitality, archaeology, and planning. The session was structured around four interactive precedent boards: Architectural Experience, Site Experience, Interior Experience, and Program Needs, each designed to elicit honest, unfiltered reactions from participants using dot voting and sticky note annotations.

Four framing questions anchored the visioning component of the session:

- What opportunities can this project bring?
- What are the site histories of this project?
- What are the challenges of this project?
- What would make this project successful?

This structure was deliberately designed to surface both aspirational goals and real constraints simultaneously, creating a foundation for design that is grounded rather than speculative. The level of early public support, including from historically critical voices, was noted as a positive signal, particularly given past opposition to projects.

TARGET USERS AND PROGRAM VISION

Engagement consistently returned to a diverse but coherent set of target user groups: families visiting heritage sites, sports teams and lacrosse camp participants, parents of college students, guest lecturers and academic visitors, corporate retreat attendees from the Baltimore-Annapolis-Washington corridor, and wedding and event guests. This breadth signals a program that must be simultaneously flexible and experiential, capable of hosting an academic symposium one weekend and a family reunion the next. A historical touchstone emerged early in the session as a useful lens for the hotel's character: the 17th-century "Ordinary," a colonial lodge concept rooted in the provision of a standard ("ordinary") meal and a place to rest. This framing positions the hotel not as a luxury resort grafted onto a heritage site, but as something more elemental, a place of welcome and rest that is defined by where it is.

The top program priorities identified through the session were:

- Rooftop terrace
- Conference space
- Restaurant and bar
- Spa
- Outdoor recreation
- Pool



Additional amenities discussed included a café/grab-n-go, lounge nook, coworking/business center, fitness facilities, event space, and retail shops, pointing toward a layered program that supports both leisure and work.

ARCHITECTURAL CHARACTER

Stakeholders expressed clear preferences and clear aversions, both of which are equally useful in shaping design direction. On the positive side, participants responded well to glassy connective volumes paired with wood and brick primary forms, and to pitched rooflines that acknowledge regional building traditions. The St. John's Museum was cited as a relevant precedent, a project that employs modern materials (wood, glass, steel) while maintaining a legible historical influence.



Equally important were the stated dislikes. Stone was identified as inappropriate for the local architectural vernacular. Overly colonial stylistic references were explicitly cautioned against, with recognition that direct colonial pastiche risks misrepresenting or erasing the Indigenous and enslaved narratives central to this site's history. The aesthetic of the 'Commemorative to Enslaved Peoples of Southern Maryland' monument was specifically noted as a register not to replicate. While the college has adopted red brick as its institutional standard, participants acknowledged that brick was historically reserved for important civic buildings in this region, wood construction being far more typical in Tidewater villages.

INTERIOR EXPERIENCE

Interior preferences pointed toward spatial generosity: high ceilings, natural light, views, and a strong indoor-outdoor connection. Conference spaces should feel appropriately scaled rather than oversized. A farmhouse-meets-industrial aesthetic was well-received, while participants pushed back against overly white modern interiors, bohemian styling, and the use of stone. Outdoor gathering spaces adjacent to interior public areas were broadly supported.

ARCHAEOLOGICAL SENSITIVITY

The site carries significant archaeological complexity. Previous studies, including surface plowing, shovel test pits, and work conducted as early as the 1980s, have identified Native American sites and limited colonial-era artifacts. The land was historically held by relatively few families before being sold to the National Slovak Association, and descendants of that community remain in the area today.

Site A (located behind the stadium) is of particularly high archaeological potential due to its National Historic Landmark status. The stadium's own siting was deliberately chosen to avoid archaeologically sensitive zones. Development can generally proceed unless significant finds are encountered, such as human burials. This constraint reinforces the value of phased construction and a distributed building footprint that minimizes concentrated ground disturbance.

INFRASTRUCTURE AND TRANSPORTATION

Mattapany Road, Maryland's oldest road, presents a genuine constraint. Its narrow profile makes it unsafe for pedestrian or bicycle travel and difficult to widen, placing a premium on minimizing additional vehicular traffic. Existing water infrastructure adjacent to Mattapany is sufficient to serve both current and anticipated future college needs, though sewer capacity will require careful planning. These conditions collectively reinforce the case for a self-contained, walkable hotel campus that reduces reliance on the surrounding road network.

2.1 ENGAGEMENT

RELATIONSHIP TO ST. MARY'S COLLEGE OF MARYLAND

The adjacent college represents both a constraint and a resource. SMCM raised concerns about auditorium sharing, noting the difficulty of mixing business conference events with regular academic programming, and about proximity to Jamie L. Roberts Stadium, though that adjacency was deemed acceptable if handled with sensitivity. On the opportunity side, the college is undergoing its own planning evolution: a master plan update is anticipated under the incoming president, with current priorities including residence hall renovation, capacity expansion to 1,600–1,700 students, and addressing shortages in faculty office and meeting space. A boutique hotel and conference center could serve as a meaningful complement to the performing arts center and generate overnight stays tied to academic events.

OPPORTUNITIES AND STRATEGIC POTENTIAL

The engagement process surfaced a clear and consistent set of opportunities that the project is positioned to capture:

- Ecotourism and heritage tourism growth, with HSMC and the broader St. Mary's region as the draw
- Increased visitation by scholars, archaeological study groups, and academic travelers
- Local employment and economic development within Southern Maryland
- Enhanced destination appeal for both HSMC and SMCM, supporting enrollment and institutional profile
- Cultural engagement and Indigenous representation through interpretive design and programming
- A new regional event venue capable of supporting weddings, corporate retreats, and academic conferences

GUIDING PRINCIPLES AND PROJECT GOALS

The engagement process converged on six core project goals that will guide design through all subsequent phases:

- Connect the project's sites to HSMC's core cultural and activity hubs while positioning them as catalysts for broader district growth.
- Attract the right hospitality partners and ensure long-term viability by balancing clear programming with flexibility for future operators.
- Address the logistical realities of a remote construction environment through proactive planning and modular, resilient building strategies.
- Boost heritage tourism, support academic and corporate events, and meet critical lodging needs in the region by attracting diverse visitors and creating new economic and cultural connections.
- Model sustainable, resilient design that honors the site's environmental and historical significance through non-invasive construction, adaptive landscapes, and energy-efficient strategies.
- Reflect the cultural heritage of Historic St. Mary's City through architecture that uses materials, forms, and spatial storytelling to create a strong sense of place.

Underlying all of these goals is the recognition that this project carries interpretive responsibility. The site's layered histories, as Maryland's first capital, as home to 12,000 years of Indigenous presence, as a place of colonial settlement, enslavement, religious liberty, and a 19th-century female seminary, are not incidental to the design problem. They are the design problem. Architecture here must do more than accommodate guests; it must register time, reveal absence, and support storytelling through the movement, materiality, and occupation of space.

SCALE AND PHASING

Hotel size was a point of open discussion, with three bands considered: 50–80 keys (intimate boutique), approximately 150 keys (mid-scale), and 200–300 keys (larger destination). No consensus was reached at this stage, and the phasing model was widely supported as a means of managing risk while allowing the project to grow responsibly. Designing for seamless future expansion, so that an initial phase reads as complete while accommodating growth, was identified as a key design challenge and opportunity.



Opportunities + Site History Exercise



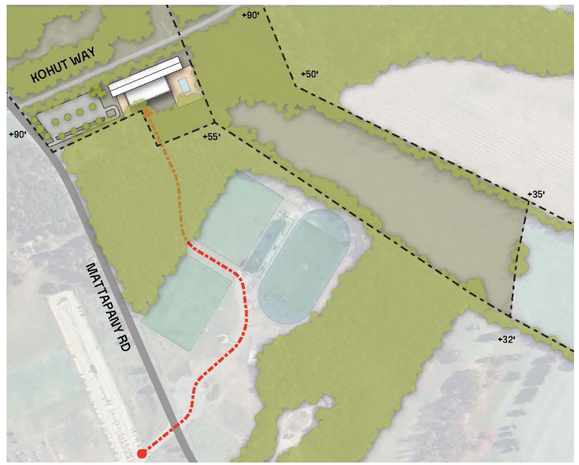
Architecture Experience Exercise



Open Discussion

2.2 SITE STUDIES

COMPACT LINEAR

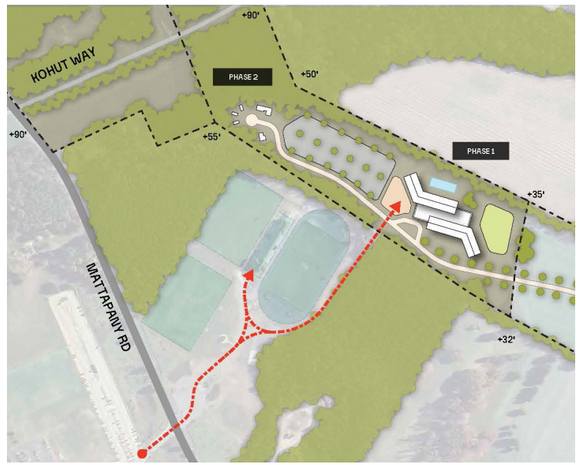


Keys:
~70-80 Rooms

Conference:
Target ~6,500 - 7,000 SF
Medium / Small breakout rooms

Arrival:
- Minimal Lobby & Lounge Experience,
- Grab-n-Go, Small Bar
- Overall, program is minimized to fit on site.
- Parking along road highly visible.
- Furthest removed from historic area.
- Pedestrian / Campus Connection through forest.

SINGLE SITE

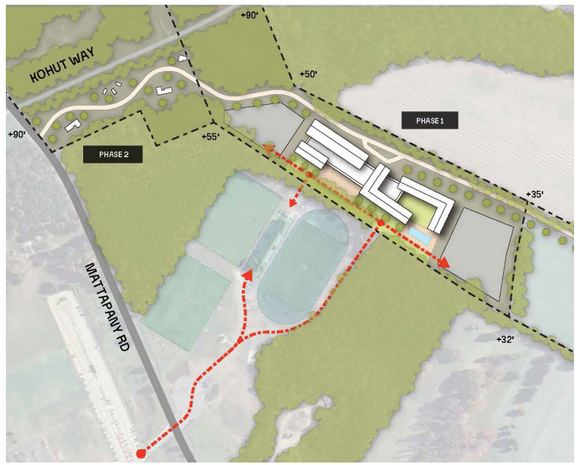


Keys:
~120 Rooms

Conference:
Target ~10,500 SF
Divisible Ballroom / Medium & Small Breakout Rooms, Pre-Function Area.

Arrival:
- Larger Lobby & Lounge Experience,
- Restaurant & Bar
- Parking central to Site / Stadium / Hotel.
- Easier connection to college & stadium.
- Creation of outdoor rooms.
- Set back from Route 5.
- Tree lined approach.
- Split church site by entry road.
- Option for cottages / cabins at rear of site.
- Crossing entry road from stadium.

PHASED SITE

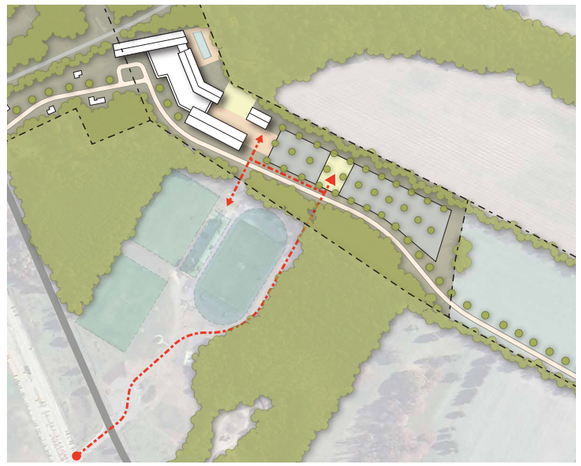


Keys:
~180-220 Rooms

Conference:
Target ~10,500 SF
Divisible Ballroom / Medium & Small Breakout Rooms, Pre-Function Area.

Arrival:
- Larger Lobby & Lounge Experience,
- Restaurant & Bar
- Parking adjacent to hotel & conference space.
- Easier connection to college & stadium, not crossing entry street.
- Creation of outdoor rooms.
- Set back from Route 5.
- Tree lined approach.
- Entry road shifted to one side.
- Phasing across two sites, with options for cottages / cabins on smaller site.
- Separation of event & hotel guest zones.

PERCHED APPROACH



Keys:
~180-220 Rooms

Conference:
Target ~10,500 SF
Divisible Ballroom / Medium & Small Breakout Rooms, Pre-Function Area.

Arrival:
- Larger Lobby & Lounge Experience,
- Restaurant & Bar
- Parking adjacent to hotel & conference center & stadium.
- Easier connection to college & stadium, not
- crossing entry street.
- Creation of outdoor rooms.
- Set back from Route 5.
- Tree lined approach.
- Entry road shifted to one side.
- Iconic approach on hill.
- Less potentially significant archaeological area.
- Massing in Topography.

2.3 CONCEPTUAL SITE DESIGN & LANDSCAPE



OVERALL APPROACH

The overall approach to the site and landscape design is to respond to the historic cultivated landscapes found throughout and around Historic St. Mary's City and create a plan that is a series of "rooms" organized by hedgerows and tree-lined drives. Planting emphasizes the plant types native to St. Mary's County and found throughout Historic St. Mary's City and the vicinity.

BOUTIQUE HOTEL AND CONFERENCE CENTER

The boutique hotel and conference center is located on the high point of the site at the juncture of Sites A and B, farthest from the adjacent roads and where it can provide a strong presence from both Point Lookout and Mattapany Roads. Key elements of the site design include:

- Rooms look out onto woodlands in both directions.
- Public spaces, including the dining room and terrace, have long views to the southwest toward Historic St. Mary's City.
- The main entrance and lobby faces northwest, oriented toward Mattapany Road.
- The landscape associated with the hotel and conference center integrates the complex into its surroundings while framing important views and vistas. Key elements of the landscape design include:
- Native canopy tree planting integrates and connects the buildings to the adjacent forests.
- Canopy and evergreen trees are used to frame vistas to the hotel from the entrance drive off Point Lookout Road.
- Trees, shrubs, and groundcover plantings augment public spaces and terraces to define use areas, provide shade comfort, and provide seasonal color throughout the year.



COTTAGE VILLAGE

The cottage village is located within Site B, where the landscape is more intimate, and the small cottages provide a transition to the larger hotel and conference center complex from Mattapany Road. Key elements of the site and landscape design include:

- The cottages are oriented orthogonally to reflect development patterns of Historic St. Mary's City, where buildings define outdoor spaces and yards.
- Pathways connect the cottages to each other and to the broader site.
- A central shared yard is provided for passive enjoyment or formalized gatherings, especially if cottage users are all part of the same group.
- The landscape consists of native canopy trees, evergreen trees, and specialized planting beds or cottage gardens associated with each unit.



PLACEHOLDER

A placeholder for a potential additional structure is provided on the lower slope below the hotel and conference center toward Point Lookout Road. The future use would be one that is complementary to the hotel and conference center such as a separate event or retreat space, additional meeting rooms, indoor recreation, etc. Key elements of the site and landscape design for this use include:

- Located on the lower slope below the hotel, long views to and from the hotel are preserved.
- The potential building site is located so that it can interact with the hotel, connected by open space with no roadways separating the uses.
- Landscaped terraces provide useable space on the slope with shade and seasonal color. A courtyard located adjacent to the building is spatially defined by the building and the terraced slopes and is landscaped with trees and seasonal planting.

ACCESS

Site access drives extend off Point Lookout Road, serving Site A, and off Mattapany Road, serving Site B. The drives connect at the



2.3 CONCEPTUAL SITE DESIGN & LANDSCAPE

juncture of the two sites and the drop-off for the hotel. The access drives are located adjacent to existing hedgerows to maximize the useable parcel area of each site. Additionally, the drives are lined and defined with trees and "worm fencing" to reflect traditional development patterns and landscape typologies in Historic St. Mary's City. Tree types could potentially utilize a mix of oaks and eastern red cedars to reinforce historic landscape patterns. The use of worm fencing will allow fencing without the requirement for digging footers for the posts.

Further reinforcing traditional development patterns in the area, the drive alignments are straight with tight curves when they meet and are aligned around the hotel. This provides for long vistas through Sites A and B to the hotel. The gateway experience at each entrance is that of open space – the cultivated agricultural fields off Point Lookout Road, through which the entrance drive will pass with an easement; and an open meadow at Mattapany Road, serving as a foreground to the cottage village.

PARKING

Parking is primarily located on Site A with smaller parking areas located on Site B. The intent is to encourage a "park once" philosophy where visitors are taken from the parking lot to the hotel via shuttle and they move about the site and to the adjacent College and Historic St. Mary's City on foot, bike, or shuttle. The parking layout considers the following:

- The majority of parking (381 spaces) is located on Site A, on the lower ground below the hotel and along the main access drive from Point Lookout Road.
- The large lot is divided into "rooms", with the room furthest from the hotel designed as overflow parking. The overflow parking is reinforced lawn.
- A smaller accessible parking lot (40 spaces) is located on Site B, between the hotel and cottages. This lot is at grade with the hotel entrance.
- Smaller parking lots anchor each end of the cottage village, serving those units.
- The landscape of the parking areas utilizes a formalized spacing of trees similar to an orchard to create a "parking grove". The use of native canopy trees provides shade, reduces the heat island effect, and buffers the view of the parking lot from the hotel above.

OUTDOOR AMENITIES

The hotel and conference center include numerous site amenities to provide recreational opportunities for guests and visitors. Amenities include:

- A pool is located immediately adjacent to the hotel, beyond and at grade with the lobby. The pool is secluded by woodlands on two sides and has a long view toward Point Lookout Road on the fourth side.
- Garden terraces are shown between the hotel and the placeholder use to the south. These terraces provide a series of outdoor gathering areas, linking the hotel and the future use. The terraces could be developed with the hotel or could be developed at a later stage at a time when the additional building is constructed.

The site is traversed by approximately one mile of pathways comprising of the following:

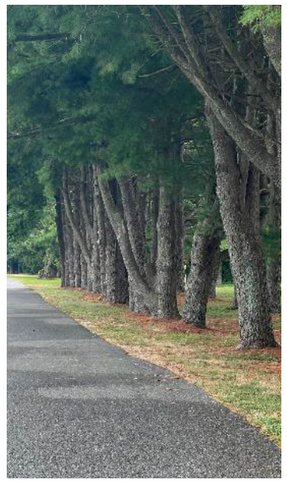
- A one-half mile loop path around the perimeter of Site A, adjacent to the hedgerows on each side of the property with a small off-shoot loop at the far southern end of the property.
- A one-quarter mile path along the west entrance drive from Mattapany Road, ending with an off-shoot through the woodlands across from the hotel.
- The remainder of the pathways comprise sidewalks linking outdoor areas associated with the hotel and the Cottage Village.
- A flexible lawn area is located at the southern end of the property. This lawn area can be used for passive recreation, tented events, picnics, gatherings around a fire pit, etc.
- A sports court such as pickleball is located within the flexible lawn area, away from the hotel to minimize impacts associated with noise.
- A nature-based play area is also included within the flexible lawn area, adjacent to the pathway network.

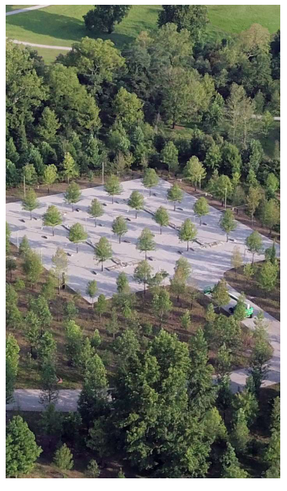
PAVING

Paving materials will reflect the character of Historic St. Mary's City and be sustainable where possible. Roadways, drives, and pathways will utilize colored asphalt with color integrated into the asphalt, not applied topically. The color will complement the color of natural crushed stone paving used throughout the city. In some areas, such as the hotel drop-off area and the terrace, concrete unit pavers with an exposed aggregate or natural stone pavers will be used. Permeable pavers to match those used in St. Mary's College Lot K parking lot will be utilized for paved parking areas, including both the drive aisles and the parking stalls. For the overflow parking area, reinforced turf will be utilized.







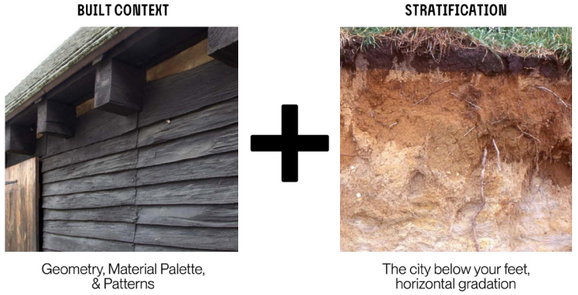




2.4 ARCHITECTURAL CONCEPT

Through ongoing design collaboration with Historic St. Mary's City, the project thoughtfully integrates multiple guiding themes into an architectural expression that draws from the local vernacular and historic context.

- Massing & Composition
- Solidity & Transparency
- Material Selection



OVERARCHING DESIGN CONCEPT: STRATIFICATION & CONTEXT

At the core of the architectural narrative is the concept of stratification, an idea rooted in the layered history of the site. The architecture expresses this through a composition of horizontal layering, material transitions, and a clear distinction between base, middle, and upper elements.

The building is conceived as a series of interconnected volumes that reflect both the physical and cultural layering of Historic St. Mary's City. These volumes create a sequence of distinct experiential zones - Arrival, Socialize, and Respite, that organize the guest experience while reinforcing a sense of place.

The design seeks to balance two ambitions:

- To be complementary to the historic vernacular of St. Mary's City
- To express a contemporary identity appropriate for a modern boutique hotel and conference center

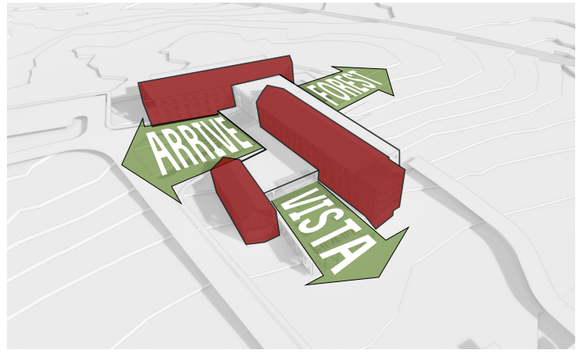
Rather than replicate historic forms, the project interprets them, drawing from local materials, proportions, and patterns to create an architecture that is both referential and forward-looking.

MASSING & COMPOSITION

The massing strategy is informed by both the site's topography and the spatial logic of early settlement patterns in St. Mary's City. Much like the historic fort and surrounding buildings, the project is organized as a series of volumes that define outdoor rooms and courtyards.

The overall composition is anchored by:

- A bent L-shaped hotel bar, housing guest rooms and maximizing views toward the historic landscape.
- A series of gabled volumes, recalling the forms of traditional Tidewater structures.
- A transparent ground-level connector, unifying the composition and activating the pedestrian experience.



These elements are arranged to create a layered, human-scale composition that steps with the terrain. The building reads as three primary volumes connected by a glazed podium and a lower-scaled colonnade, breaking down the overall mass while reinforcing the concept of stratification.

A key architectural gesture is the "heavy-over-light" composition:

- A transparent, glazed base anchors the building at grade
- More solid, expressive volumes sit above, reinforcing the sense of layered construction

This approach not only reflects the conceptual framework of stratification but also helps mediate scale, creating a welcoming and approachable ground plane.



MATERIALITY

The material palette is intentionally restrained, drawing from the simplicity and authenticity of historic Tidewater architecture while expressing a contemporary sensibility. Three primary façade languages reinforce the stratified composition:

- Ground Floor (Transparent Base) - A fully glazed podium defines the building's interface with the site. Slender structural elements in warm, buff-toned finishes support floor-to-ceiling glazing, forming a contemporary colonnade that connects the primary volumes. This transparent layer activates the ground plane and visually "floats" the heavier structures above.
- Dark Cladding (Primary Volume Expression) - The upper gabled volumes are clad in a dark, horizontally articulated material—interpreting traditional clapboard siding through modern systems such as terracotta panels, fiber cement, or metal. Subtle variations in panel depth and alignment create shadow lines that add texture and scale, while vertical joints reference traditional construction patterns.
- Light Timber (Expressed Structure) - Select volumes incorporate an exposed timber structural system, featuring heavy timber posts, rafters, and bracing. This expression draws from agricultural and vernacular building traditions, particularly barn construction, while creating warmth and visual richness. The exposed framing, especially at gable ends, suggests interior spaces with generous height and openness.

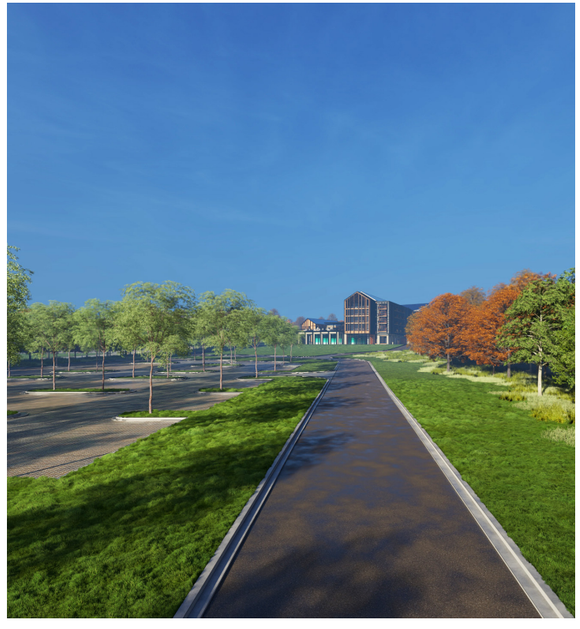
A consistent standing seam metal roof in a muted blue-gray tone unifies the composition and reinforces the regional architectural language.

PROGRAM & PLANNING STRATEGY

The program is organized into four primary components:

- Hotel Stay & Accommodations
- Conference Center
- Restaurant & Bar
- Back-of-House & Service

These elements are structured around a central arrival hub, which serves as the organizational and experiential heart of the project. This hub connects all major functions, enabling intuitive circulation and operational efficiency.



2.4 ARCHITECTURAL CONCEPT

ARRIVAL & GUEST EXPERIENCE

The arrival sequence establishes a clear point of orientation, with a drop-off loop serving both the hotel lobby and restaurant. Upon entry, guests are immediately connected to a two-story lounge that acts as the central hub, linking to amenities, guest rooms, and conference facilities. The verticality of the lounge creates an immediate sense of arrival and place, a threshold moment that signals the layered landscape and history beyond. This space is intended to function equally well for the solitary traveler arriving after dark and a group gathering before a conference session.

LODGING

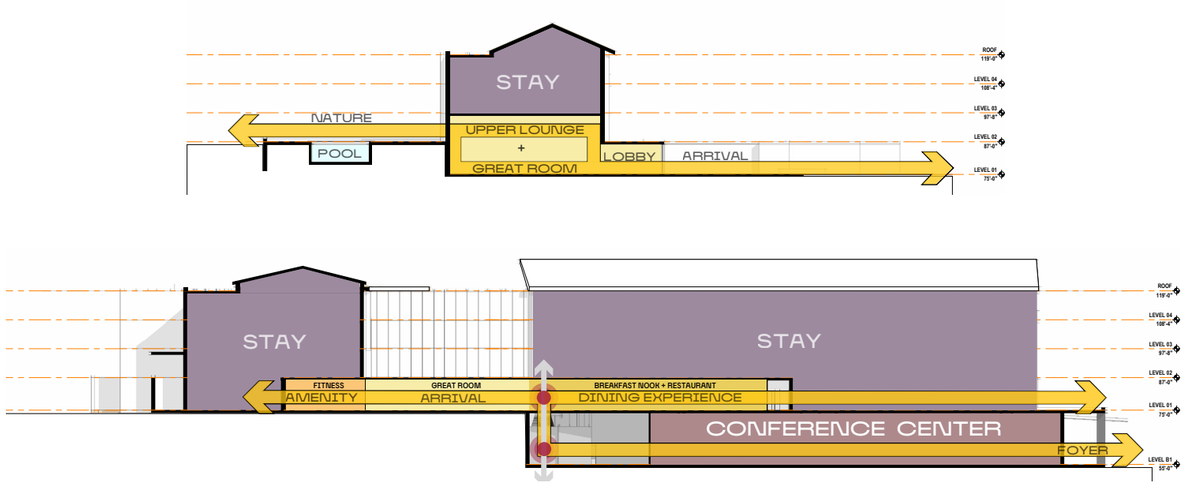
The hotel (approximately 150 keys) is organized within the bent L-shaped bar, with guest rooms located primarily on levels 2 through 4. The layout provides a range of experiences, from rooms oriented toward active social zones to more secluded accommodations nestled within the landscape. The rooms are created using a standard 12'-6" wide module that allows the user to swap the mix (Double Queens and Single Kings) as needed throughout the design process depending on the preferred blend toward families and individual business stays. This modularity also provides meaningful flexibility as the project is refined through operator engagement, ensuring the building's structure supports a range of flag requirements without requiring significant reconfiguration.

CONFERENCE CENTER

The conference program is positioned to maintain strong adjacency to both the arrival sequence and an outdoor event lawn, enabling seamless transitions between indoor and outdoor events. Large-format ballrooms are supported by back-of-house functions and efficient service connections. The spatial organization is designed with divisibility in mind, allowing the conference floor to serve a single large assembly or break into concurrent smaller sessions without sacrificing acoustic separation or wayfinding clarity. This flexibility positions the facility to compete for regional academic, corporate, and cultural events that demand both capacity and intimacy.

RESTAURANT & BAR

The restaurant is designed as both a guest amenity and a community destination, with direct access from the lobby and independent visibility. Indoor and outdoor dining areas, along with private dining spaces, support a range of uses, from daily service to special events. The dual-access configuration is intentional: it allows the restaurant to build its own identity and local following independent of hotel occupancy, a critical factor in long-term operational viability. Menu and interior character should draw from regional agricultural and culinary traditions, reinforcing the sense that this is a place deeply rooted in Southern Maryland.



BACK-OF-HOUSE & OPERATIONS

A centralized kitchen strategy supports the hotel, restaurant, and conference functions, minimizing redundancy and improving operational efficiency. Service areas are consolidated and located to minimize conflicts with guest-facing spaces, with loading and support functions positioned discreetly at the lower level. This approach reflects best practices for limited-service boutique operations where a lean staffing model demands that the building itself work hard to support the team, reducing unnecessary travel distances and keeping production and service logics closely aligned.

SITE & CIRCULATION

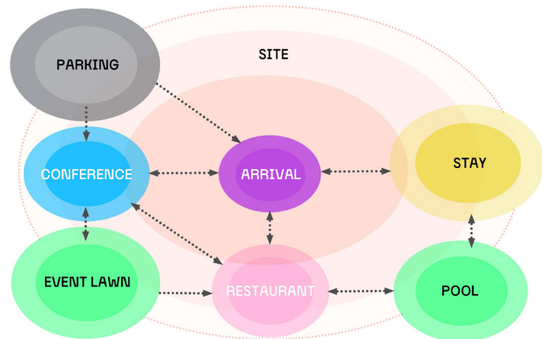
As noted earlier in the Landscape portion, parking is located along the perimeter of the site, reinforcing a pedestrian-focused arrival experience. Direct connections are established between parking, the conference center, and the main arrival hub, accommodating both overnight guests and day visitors. It is intended that shuttle service will connect tourists to historic sites, along with recreational paths meant to grow and foster pedestrian exploration throughout the district. Lastly, discreet pedestrian connections to the stadium provide an opportunity for sports-oriented travel, assuming tournaments and games will be a draw for the hotel. Together, these circulation strategies reinforce HSMC's broader ambition of a site where guests park once and move freely, turning the act of getting from place to place into part of the interpretive experience rather than a logistical inconvenience.

FUTURE GROWTH

The master plan anticipates future expansion, including cottages and complementary program elements such as a brewery or teaching kitchen. These additions would enhance the guest experience and provide opportunities for extended stays, group accommodations, and unique programming aligned with HSMC's mission. Cottages in particular respond directly to stakeholder feedback favoring dispersed, landscape-integrated development, offering an experience distinct from the main building and well-suited to small retreats, scholars-in-residence programs, or family travel where separation from the main hotel is desirable. The phasing strategy is designed so that each stage reads as architecturally complete, allowing the project to open and operate at a smaller footprint while the framework for growth remains embedded in the site plan.

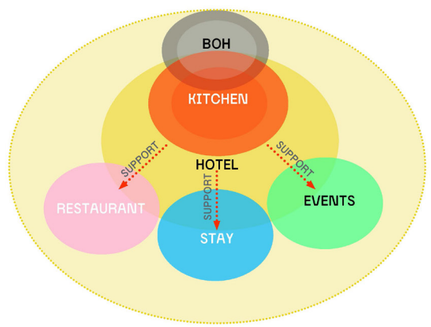
PROGRAM: ADJACENCIES + KITCHEN

PROGRAM ADJACENCIES



UNDERSTANDING PROGRAMMATIC RELATIONSHIPS
+ CONNECTIONS HOLISTICALLY ON THE SITE

KITCHEN DISTRIBUTION



CAN A SINGLE KITCHEN + BACK OF HOUSE (BOH)
CATER TO RESTAURANT, TRAVELING EVENTS AND STAY?

2.4 ARCHITECTURAL CONCEPT

PROGRAM SUMMARY

STAY

Space	Qty	Unit NSF	Ext.	Notes
King - Single	67	345	23,115	45% of Total Keys
Queen - Double	73	345	25,185	49% of Total Keys
Suites - Various	10	720	7,200	7% of Total Keys
Housekeeping	3	225	675	
Elec / IT	3	280	840	
Ice / Vending	3	57	171	
Total Net Square Feet (NSF)			**57,186**	
Total GSF	**15% CIRC**		**65,764**	

ARRIVAL

Space	Qty	SF	Ext.	Notes
Lobby & Vestibule	1	1338	1,338	
Lounge	1	2147	2,147	
Restaurant	1	5880	5,880	
Private Dining	1	495	495	
Hotel Office	1	1333	1,333	
Restrooms - Male & Female	2	305	610	
Luggage Storage	1	200	200	
Kitchen	1	2938	2,938	
Back of House / Support	1	5304	5,304	
Total Net Square Feet (NSF)			**20,245**	
Total GSF	**35% CIRC**		**27,331**	

CONFERENCE

Space	Qty	SF	Ext.	Notes
Large - Ballrooms	2	2200	4,400	Two ballroms / combinable for one larger ballroom.
Medium - Meeting Rooms	2	1000	2,000	
Small - Meeting Rooms	1	300	300	
Extra Small - Meeting Rooms	2	45	90	
Scrum or Team Room	0	350		
Business Center	1	175	175	
Sales Office	1	900	900	Office area for sales and F&B managers.
Restrooms - Male & Female	2	413	826	
AV / IT	1	300	300	
Back of House / Service / Support	1	5,715	5,715	Includes conference kitchen / banquet pantry & furniture storage.
Total Net Square Feet (NSF)			**14,706**	
Total GSF	**35% CIRC**		**19,853**	

MISCELLANEOUS AMENITIES

Space	Qty	SF	Ext.	Notes
Fitness	1	1892	1,892	Weights & Studio
Spa	1	946	946	
Pool	1	946	946	Casual open meeting areas for 8
Rooftop Bar	1	2135	2,135	
Total Net Square Feet (NSF)			**5,919**	
Total GSF	**35% CIRC**		**7,991**	

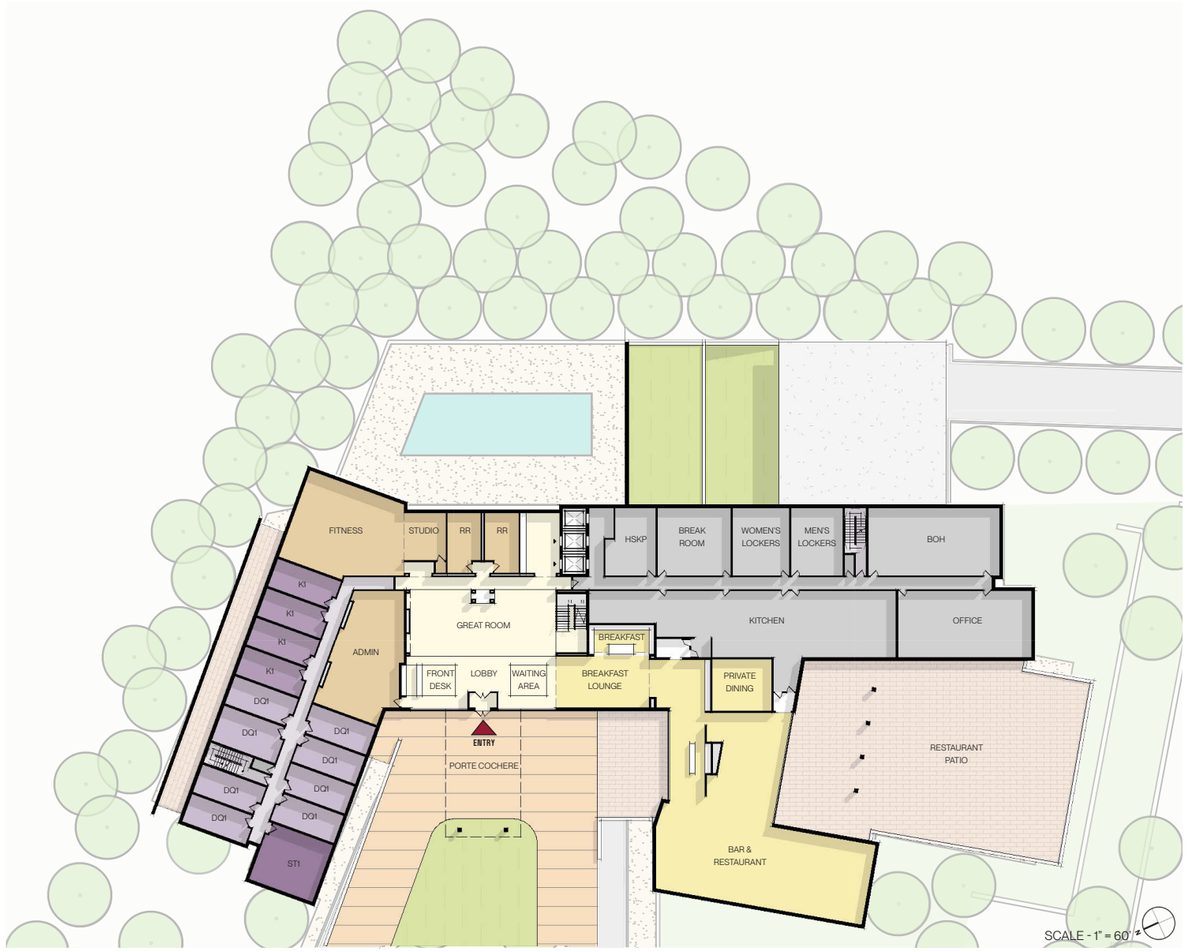
TOTAL	120,938 SF

GROUND FLOOR

Program: 13 Units | 20 Beds

- » 4 Kings
- » 8 Double Queens
- » 1 Suite
- » Kitchen, Back of House, Service, Support
- » Restaurant: Breakfast Nook
- » Amenity: Fitness, Administration, Studio

LEGEND
- » Fitness
- » Great Room
- » Restaurant
- » ST1
- » K1
- » DQ1
- » Back of House



2.4 ARCHITECTURAL CONCEPT

SECOND FLOOR
<u>Program</u>: 40 Units | 58 Beds

- » 19 Kings
- » 1 King ADA
- » 18 Double Queens
- » 2 Suites
- » Upper Lounge + Overlook
- » Pool + Spa Facilities
- » Green Roof
- » Back of House, Housekeeping + Ice

LEGEND

- » Pool & Spa Facilities
- » Lounge + Overlook
- » ST1
- » K1
- » DQ1
- » Back of House

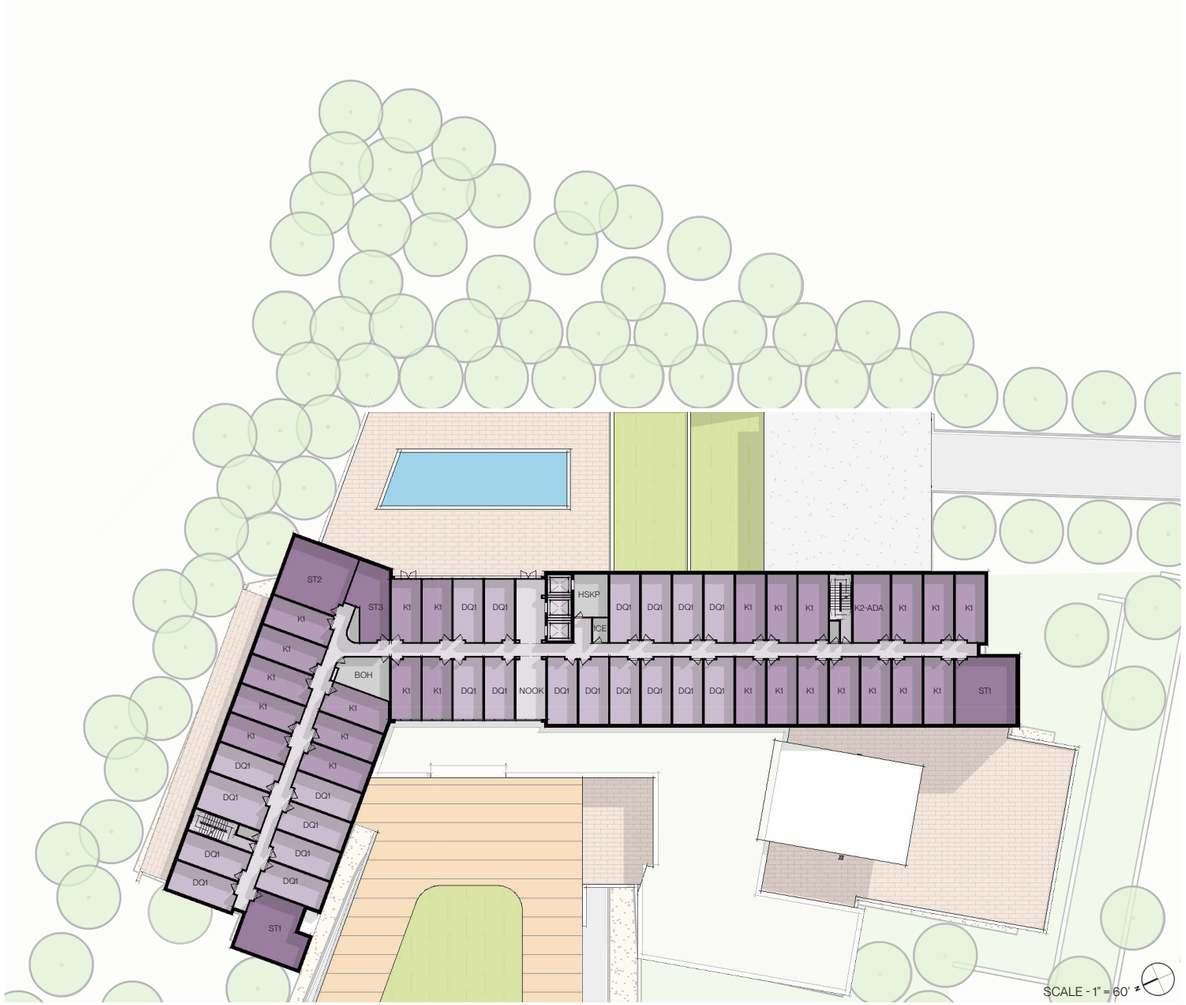


TYPICAL FLOOR
<u>Program</u>: 52 Units | 74 Beds

- » 25 Kings
- » 1 King ADA
- » 22 Double Queens
- » 4 Suites
- » Back of House, Housekeeping + Ice
- » Elevator Nook

LEGEND

- » ST1
- » K1
- » DQ1
- » Back of House

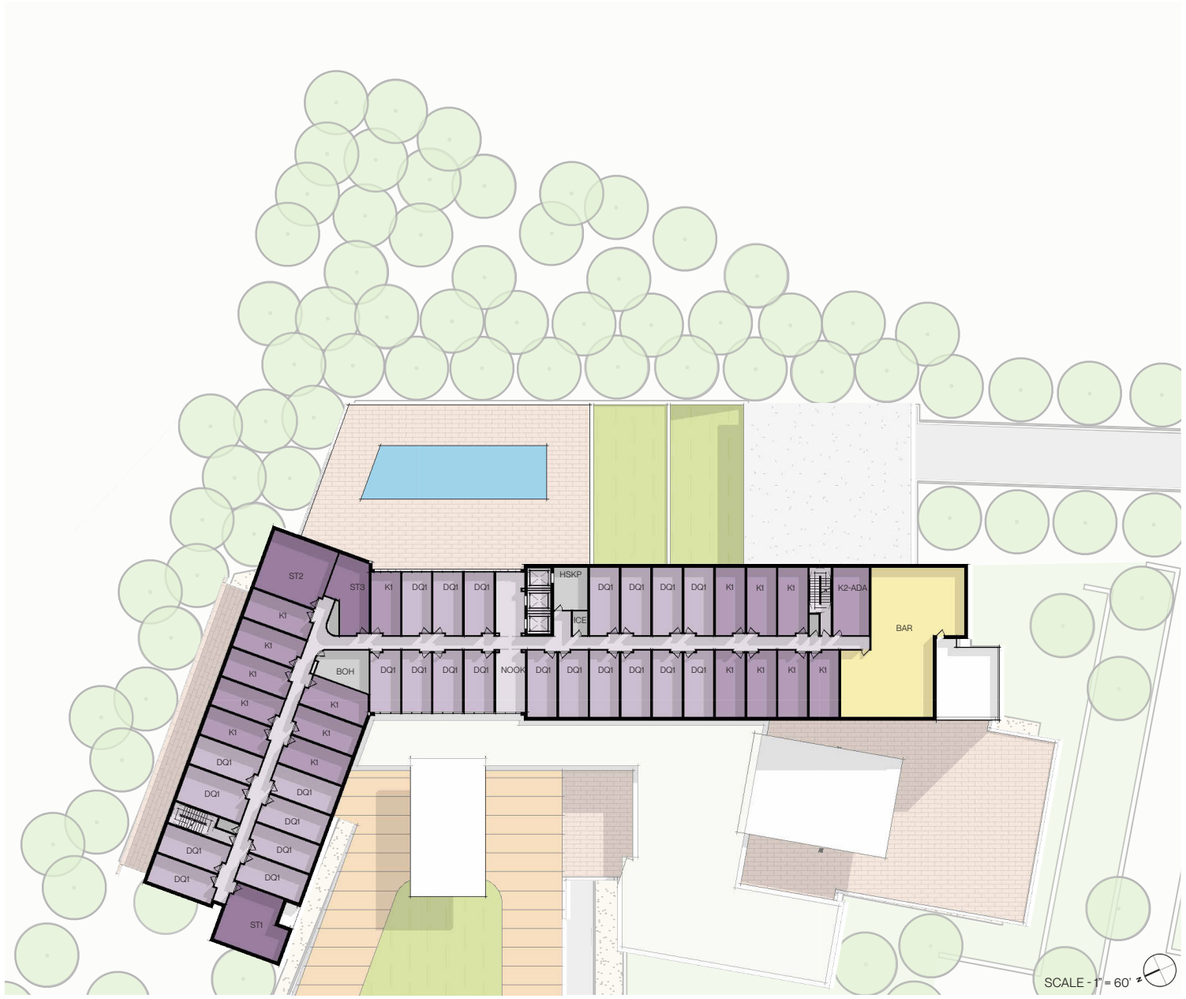


2.4 ARCHITECTURAL CONCEPT

FOURTH FLOOR
Program:45 Units | 70 Beds

- 16 Kings
- 1 King ADA
- 25 Double Queens
- 3 Suites
- Back of House, Housekeeping + Ice
- Elevator Nook

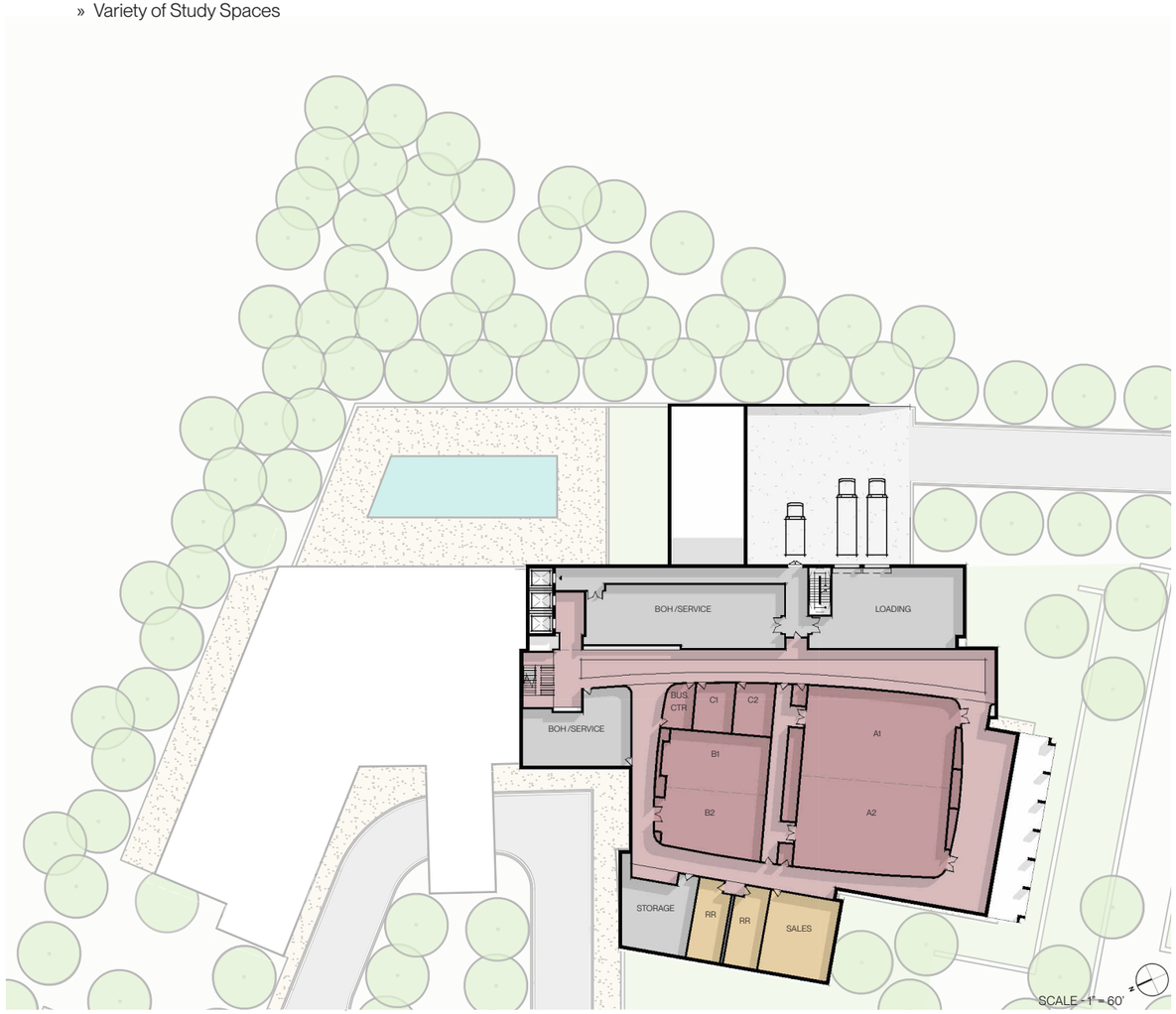
LEGEND
- Fitness
- Bar
- ST1
- K1
- DQ1
- Back of House



BASEMENT
Program: Conference Center

- 2 Large Flex Assembly Spaces
- 2 Medium Flex Assembly Spaces
- 2 Small Conference Rooms
- 1 Business Center
- 2 Restrooms
- 1 Sales Office
- Back of House, Storage, Service + Loading
- Variety of Study Spaces

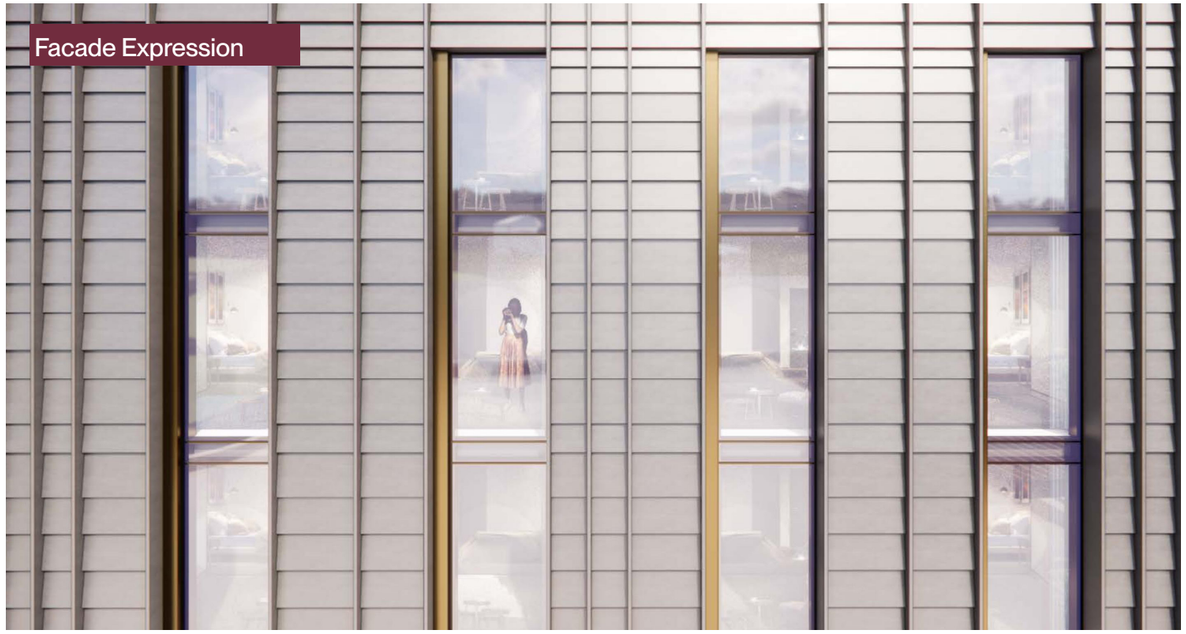
LEGEND
- Conference Assembly
- Sales / Restrooms
- Back of House / Service



2.4 ARCHITECTURAL CONCEPT


Approach from Route 5


Vehicular Approach


Facade Expression


Arrival Drop Off

SYSTEMS

3.1 CIVIL DESIGN & INFRASTRUCTURE

OVERALL APPROACH

Proposed Grading
The proposed grading concept is organized around establishing the primary hotel and conference center improvements on the higher property elevations near the juncture of the two parcels. The proposed concept finished floor elevation is set at approximately contour elevation 75. The Mattapany Road entrance slopes down toward the proposed hotel and continues to descend as it connects to the lower-elevation improvements near the proposed brewery and parking areas.

The lower parking area is located over a portion of the property that is suspected to contain sensitive archaeological resources. Therefore, the grading design in this area intentionally relies on fill to avoid extensive undercut associated with parking lot construction. This is a necessary design feature for the property, but it results in a less-than-optimal earthwork condition, as fill will need to be hauled onto the site during construction.

After accounting for impervious area sections and approximate stormwater management (SWM) facility locations, it is expected that at least 15,000 cubic yards of net fill will be required for the current conceptual grading scheme. These quantities are conceptual only and are highly likely to change as the design progresses, archaeological and geotechnical studies are performed, field-run topographic information is obtained, and the site concepts are further refined.

Water
The proposed concept assumes the site will be served by public water extended from the existing water main in Mattapany Road. Based on the current feasibility layout, a combined domestic water service and fire service is anticipated to enter the site from that frontage and be metered by a proposed site master meter shortly after entering the property. From there, the on-site water main will be distributed to serve the primary hotel building, cottage units, fire hydrants, and any associated accessory structures. Final utility routing, connection point selection, and service sizing will require confirmation during subsequent design in coordination with the St. Mary's County Metropolitan Commission (METCOM). It is assumed that the service will remain combined and be split within each building into separate domestic and fire services.
During the design phase, detailed hydraulic analysis and flow testing are recommended to confirm available system pressure, fire flow capacity, meter sizing, backflow prevention requirements, and any off-site main upgrades, if required.

Sanitary Sewer
The proposed concept assumes the development will be served by the existing public sanitary sewer force main within Mattapany Road. Sanitary sewer service is anticipated to be routed into the site from that frontage and conveyed to serve the hotel building, cottage units, brewery and associated support facilities. The feasibility of this approach is based on record utility information obtained from METCOM. Final connection points, pipe sizes, inverts, and down-stream capacity will be subject to confirmation during subsequent engineering design phases and agency coordination.

At this stage, the sanitary design should be characterized as a proposed force main system requiring lift stations to function and tie into the existing force main within Mattapany Road. Final design will be based on the proposed building demand; however, it is likely that at least one lift station will be required, along with multiple grinder pumps serving the smaller buildings before discharging to the on-site main and ultimately to the public force main in Mattapany Road. At this time, the primary proposed location for the main on-site sanitary sewer and other utilities is beneath the proposed access road for ease of construction.

Storm Drain
The proposed development will require a new private storm drain system to collect and convey runoff from the proposed building roofs, parking areas, internal drives, pedestrian hardscape, and other developed portions of the site. Because no existing on-site storm drain infrastructure is present, the project will need to establish a comprehensive collection and conveyance network as part of the initial site development.

At the concept level, the storm drain system is anticipated to consist of a combination of inlets, manholes, reinforced concrete pipe, and coordinated outfall structures integrated with the proposed stormwater management facilities. The system should be designed to intercept concentrated runoff from developed areas, limit adverse flow paths through parking and pedestrian areas, and convey runoff safely to the downstream management practices while remaining consistent with the proposed grading plan.

Given the presence of drainage channels and other environmental constraints, storm drain routing will need to be carefully coordinated to minimize conflicts with sensitive areas and avoid unnecessary disturbance. Final pipe alignments, structure locations, pipe sizes, and outfall configurations will be established during subsequent design phases based on detailed hydrologic and hydraulic analysis, utility coordination, grading refinement, and the final stormwater management approach.

Stormwater Management (SWM)
The proposed stormwater management approach is based on the current Maryland stormwater regulations in effect at the time of this feasibility study. The facilities shown on the concept plan reflect the current regulatory framework only. MDE is actively advancing updated stormwater regulations and Design Manual revisions that are anticipated to take effect in 2027, and those requirements are expected to increase the amount of stormwater management required for future development.

Based on the pending regulatory direction, the owner should anticipate that the ultimate project may require at least 50 percent more stormwater management area than is reflected on the current concept plan. Because the draft regulations have not yet been formally adopted and remain subject to change, this increase should be treated as a planning-level assumption for budgeting, entitlement strategy, and site evaluation.

Given the site conditions and prior experience in the St. Mary's area, the preferred stormwater approach will likely emphasize infiltration-based Environmental Site Design (ESD) practices. Proposed conceptual facilities include green roof systems, landscape infiltration facilities, permeable paving, and other infiltration and quantity management measures, subject to geotechnical investigation and infiltration testing during later design phases.

This project is expected to require MDE review and approval for both stormwater management and erosion and sediment control. Under current regulations, the owner should assume approximately 12 months for stormwater and sediment control review and approval. Given the pending regulatory changes and the likelihood of additional design iteration, the owner should more conservatively plan for an overall approval duration of approximately 16 to 18 months as part of the broader entitlement and development schedule. This agency review would also run parallel with other permitting requirements such as the State Highway Administration Access Permit for the connection to MD Route 5 Point Lookout Road.
Future design will need to integrate the required stormwater facilities with the overall site layout while minimizing impacts to environmentally and archaeologically sensitive areas.

3.2 MECHANICAL, ELECTRICAL, & PLUMBING

MECHANICAL

GENERAL

The proposed mechanical design for the Historic St. Mary's boutique hotel and conference center has been developed as a schematic-level basis of design consistent with the project proposal and intended to support early owner decision-making. Across all options, the design will include space heating and cooling, outdoor air ventilation, toilet and general exhaust, commercial kitchen grease exhaust, building pressurization, building humidity control and a building automation system for scheduling, monitoring, and system control.

PROPOSED MECHANICAL SYSTEM(S)

The mechanical system design for the new boutique hotel and conference center in Historic St. Mary's City, Maryland, will provide a preliminary basis of design for occupant comfort, ventilation, and operational flexibility appropriate to a hospitality facility with over 150 guestrooms and associated public/support spaces. At this concept stage, the design will address supply and exhaust air systems; cooling and heating; outside air ventilation; grease exhaust for the commercial kitchen; and building automation, with emphasis on a practical, energy-conscious approach that can support guest comfort, conference functions, and back-of-house operations while remaining consistent with the schematic nature of the project.

THE GUESTROOMS

- Option 1 - Each guestroom will be conditioned via Packaged Terminal Air Conditioning Units (PTACs) located at perimeter wall under window. The basis of design PTAC product is a Dr. PTAC unit. The PTACs will vary in size, based on the required conditioning loads and perimeter exposure of each guest room. PTAC basis of design provides outside air intake integral to PTAC unit and equipped with enhanced dehumidification to assist with reducing excess moisture and odor, as well as providing increased air quality. This PTAC arrangement will not require ducted OA to individual guestrooms from a DOAS unit. PTACs do not require any outdoor units as their condensers are integral to each unit and mounted thru façade.

- Option 2 - Each guestroom will be conditioned via a variable refrigerant flow VRF indoor air handling unit concealed above the ceiling at the entrance way to each guestroom with a plenum return grille. AHU will include a side wall supply grille with a plenum return. The VRF indoor units will vary in size, based on the required conditioning loads and perimeter exposure of each guest room. VRF system basis of design is Mitsubishi VRF system. This system will include an outdoor condensing unit located on flat roof or on grade which will connect to multiple indoor units with branch circuit controller to direct refrigerant to each individual indoor AHU.

  This option would require two dedicated outside air unit(DOAS) located on roof above the two guestroom wings of the hotel. DOAS units will provide ventilation to each guestroom and include outside air shafts with ducted side wall supply grilles to each guestroom and ventilation to public spaces. See section 1.1.5 below for more information.

  Due to refrigerant use in occupied spaces, compliance with ASHRAE 15 will be evaluated to determine if refrigerant monitoring will be required in guestrooms.

- Option 3 - This option uses 4-pipe concealed fan coil units located above the entryway of each guestroom with side wall supply grille and return duct to ceiling return grille above entry door of the guestroom. An air-cooled chiller located outdoors produces chilled water for cooling, while a condensing boiler plant produces heating hot water for space heating. The 4-pipe arrangement allows chilled water and heating hot water to be available simultaneously, which is beneficial for a hotel program where guestrooms, lobby, meeting spaces, and back-of-house areas may have different load demands at the same time.

- Bathroom Exhaust System - Guestroom bathroom exhaust air will be routed to fire-rated exhaust shafts from bathrooms and routed back to DOAS unit for energy recovery. Vertical exhaust risers will extend downward from the roof to serve stacked guestrooms, with adjacent guestrooms sharing a common riser between bathrooms. Each bathroom will connect to the riser through a ceiling-mounted exhaust grille with a fire damper or subduct exhaust connection to the exhaust riser to avoid needing a fire damper and access door. If subduct is used the exhaust system will be required to have emergency power per code.

PUBLIC SPACES (CORRIDORS, FITNESS, LOBBY, RESTAURANT, AND BOH SPACES)

- Option 1 - Mechanical design is to serve public spaces via DX multi zone heat pumps that can serve 5 zones with a single outdoor unit. This approach offers lower up front cost and will require more outdoor units to serve these zones. These zones will not the integrated into a VRF and will be a standalone systems. Ventilation will be served via a DOAS unit with outside air ductwork and air devices for each space.

- Option 2 - The public space mechanical systems for the hotel, including corridors, fitness, lobby, restaurant/dining, and back-of-house spaces, are intended to be served by a variable refrigerant flow (VRF) system with ceiling-concealed or other appropriate indoor fan coil units located to suit the architectural layout and zoning needs of each area. The VRF system will provide space heating and cooling with individual zone control to accommodate varying occupancy patterns, internal loads, and operating schedules throughout the public areas. Refrigerant distribution to the indoor units shall be provided through Mitsubishi branch circuit controllers as required for the selected VRF system configuration.

  Ventilation air for these public spaces will be provided by a dedicated outdoor air unit (DOAS). The DOAS will condition and dehumidify outside air prior to delivery to the occupied spaces to satisfy ventilation requirements and reduce latent load on the VRF indoor units. The overall system intent is to separate sensible space conditioning from outside air treatment, improving zoning flexibility, humidity control, and part-load performance.

  Due to refrigerant use in occupied spaces, compliance with ASHRAE 15 will be evaluated to determine if refrigerant monitoring will be required in any of the public spaces.

- Option 3 - This option uses 4-pipe fan coil units distributed throughout the hotel to provide individual zone cooling and heating control. An air-cooled chiller located outdoors produces chilled water for cooling, while a condensing boiler plant produces heating hot water for space heating. The 4-pipe arrangement allows chilled water and heating hot water to be available simultaneously, which is beneficial for a hotel program where guestrooms, lobby, meeting spaces, and back-of-house areas may have different load demands at the same time.

  This system requires a building-wide hydronic infrastructure, including separate chilled water supply/return piping and heating hot water supply/return piping routed horizontally and through vertical piping risers to serve fan coil units on each floor. Variable volume pumping will be required for both the chilled water and heating hot water systems to improve part-load efficiency and reduce pumping energy. Adequate mechanical space will be needed for the boiler plant, pumps, expansion tanks, air separators, hydronic accessories, and associated controls, in addition to space allocation for piping mains, risers, and fan coil service access throughout the building.

DEDICATED OUTDOOR AIR SYSTEMS

Ventilation air will be provided to each guestroom and public spaces via a roof-mounted Dedicated Outdoor Air Systems (DOAS) unit. Each guestroom wing will require separate DOAS unit mounted on the flat roof. The DOAS will include a heat pump DX (refrigerant) coil with unit mounted condenser coil/fan, emergency electric heating coil and humidifier to humidify air in the winter. DOAS unit will discharge ventilation air at room neutral air temperature. If guestroom option 2/3 are engaged outside air risers will route down building and will provide side wall supply grilles to discharge outside air to each guestroom and public spaces will be provided with ceiling mounted supply grilles. The outside air duct riser will be required to be routed within a 2 hour fire rated shaft and as the branch duct leaves the shaft a fire damper will be required at this penetration with ceiling access door to the fire damper. To limit access doors in guestroom bathrooms exhaust system can be installed with sub ducts to avoid access doors for fire damper access, however this will require shafts to be larger to accommodate larger exhaust riser to fit sub ducts fittings. Exhaust from public spaces and guestrooms will be routed to DOAS unit for energy recovery via energy recovery wheel integral to DOAS unit.

3.2 MECHANICAL, ELECTRICAL, & PLUMBING

KITCHEN

The kitchen located on the first floor of the hotel will be conditioned via variable refrigerant flow (VRF) system with ceiling-concealed or other appropriate indoor fan coil units located to suit the kitchen layout and zoning needs. It is anticipated that this kitchen will be a full service kitchen with a grease kitchen hood. The hood will require a roof mounted grease exhaust fan with 2 hour fire rated insulated grease ductwork routed in a fire rated shaft up building. Grease ducts will need to be sized to handle this airflow at a velocity of at least 500 feet-per-minute, per IMC. The hood will be provided with a kitchen makeup air unit with heating only and will be located on grade near the loading dock. Kitchen hood and associated exhaust fan and makeup air unit will be coordinated with kitchen designer and sized as required per kitchen hood manufacturer recommendations. Further coordination with the kitchen designers will be required to determine if a separate dishwasher exhaust and hood is required to serve the dishwasher located in the kitchen.

CONFERENCE CENTER

The conference center shall be served by a central recirculating VAV air-handling unit located in a dedicated basement mechanical room. The AHU shall include an electric preheat coil and provide cooling by either a DX cooling coil connected to a remote air-cooled condensing unit located near the loading dock, or a chilled water cooling coil served by an outdoor air-cooled chiller. The system shall include demand control ventilation for high-occupancy assembly spaces and an air-side economizer to provide free cooling when outdoor conditions permit. Outside air and relief air louvers shall be provided and coordinated with the architectural and structural design to serve the basement AHU. Perimeter spaces shall be served by fan-poweredterminal units with electric heat, and smaller back-of-house spaces shall be served by single-duct VAV terminal units with electric reheat. Conference room restrooms will require a bathroom exhaust fan to be located on roof of restaurant and shall be down blast exhaust fans with ductwork routed down to restrooms.

OTHER HVAC SYSTEMS TO CONSIDER

- Elevator Machine Room HVAC - The elevator machine room will be provided with a split system heat pump to satisfy conditioning loads and connected to emergency power.
- Building Entry HVAC - Doorways and entry vestibules will be provided with wall mounted electric wall heaters to maintain space temperature near entryways while occupants open and close doors.

BUILDING AUTOMATION SYSTEM

The building will be designed with a Trane, Siemens, or Johnson Controls Building Automation System (BAS) to allow for optimal control of the HVAC and energy systems. A BAS allows for better maintenance, monitoring of equipment, easier trouble shooting and scheduling, accurate trending of setpoints, runtime and energy usage, alarm notifications and input control. The front-end workstation can be located in the back of house space to be coordinate with owner.

PLUMBING

GENERAL

Plumbing scope is limited to preliminary concept/Basis of Design level for the new boutique hotel and conference center in Historic St. Mary's City, MD. The proposed plumbing systems include domestic hot and cold water, non-potable makeup water, storm and sanitary waste, domestic water and sewer mains extended to 5 feet beyond the building foundation, and a grease interceptor for the food preparation area. Plumbing utility connections and services beyond 5 feet outside the building are by the civil engineer.

Our recommendation is that the following piping materials are used:

- Domestic Cold and Hot: Copper pipe type L
- Storm Water: Cast Iron
- Sanitary risers & branch piping to flush fixtures: Cast iron.
- Sanitary branch piping to non-flush fixtures: Cast iron.
- Sanitary - Below grade: Cast iron
- Gas Piping – Schedule 40 black steel pipe.
- Owner shall consult engineer if alternate materials are desired.

PLUMBING SERVICE

Based on the provided architectural schematic plans, the water demand is estimated to be 208 GPM, and the main domestic water service is estimated to be 4" diameter line with the main building cold water entry service, associated back flow prevention and main water meter located in the BOH/Service room on Level B1. A letter will be provided to local authorities to request a 3" water meter to be located inside the building.

Based on provided civil plans, the new domestic and fire protection water service entrance will be located at the west side of the building near the Level 1 ST1 room type. However, IMEG requests that the water entrance and other sanitary and storm service entrance be located in the BOH/Service on level B1.The pipes will be routed under the building and enter the BOH/Service where the water meter and backflow prevention will be located. Detail of pipe burying, routing, and slab penetration will be per latest requirements, and will be coordinated between architectural and civil engineers during further design.

Sizing is based upon Type L copper piping at 3.5ft/100 ft total friction loss and 6 feet per second water velocity. A hydrant Flow Test Report was not available at the time; however, it is assumed that the domestic water duplex booster pump will be required. The exact size will be determined as the Flow Test Report is provided and the design progresses. The flow test shall be ordered immediately to proceed with design. The building will be slab on grade with basement. It is assumed that no sewer ejector pump is required for this Hotel project, and all sanitary will tie to the main service line under the street level by gravity. This will be evaluated as the civil design documents are available, and the sewer ejector pump will be provided if needed. It is estimated that the sanitary line will be 8" diameter at 2% slope. See appendix for total drainage fixture calculations.

Along perimeter of basement a perforated drainpipe shall route around basement foundation with sump pump to remove any ground water around foundation. A geotechnical analysis of ground water is required to determine if the existing site will require a sump pump. For preliminary planning, it will be assumed that a sump pump is required, until geotechnical analysis determines otherwise.

Storm water from area roof drains with an internal storm riser system within the building and pitched roof storm water will be removed via gutters with downspouts to grade. At this point, it is assumed that no storm sump pump is required for the Hotel, and all storm lines will be routed and tied into the main service line by gravity. This assumption will be evaluated and coordinated with civil engineer. It is estimated that the main storm line will be 6" diameter at 2% slope. The termination of ERD's (Emergency Roof Drain) at level 1 will be coordinated during further design.

A natural gas service connection is not shown to be available in the civil drawings. It is recommended that natural gas to be provided to building for kitchen equipment and for mechanical heating. If natural gas is not available an alternate is to provide a below grade propane tank and will require coordination with civil and architecture. The exact use of natural gas and size of service will be finalized as the design progresses. One central gas meter—located outdoors—will be provided for the building gas usage and a dedicated service line with meter, also located outdoors, will serve the emergency generator. The gas will serve if available the following equipment and appliances: DOAS RTUs, generator, kitchen make up air, domestic water heaters, and kitchen equipment. If natural gas is available water heaters will be natural gas burning and will require flue up to roof. Note that the flue discharge will need to be a minimum of 4'-0" below any operable window, in accordance with NFPA 54. Elevators hoistway pit sumps will be provided with a sump pump. The pump will be simplex unit with an oil minder switch, which will enable the pump operation if oil is detected. It is assumed that the elevator hoistway is a single pit encompassing all three elevators and each elevator is not provided with its own hoitway pit.

A centralized hot water heating system will be provided to serve all hotel public spaces and guestrooms. If natural gas is available water heaters will utilize natural gas burning water heater. If gas is available (3) high efficiency condensing water heater will be required at 700 MBH each with 110 gallon storage. The electrical alternative is (3) 300 gallon 126 KW high efficiency electric tank type water heaters. The hot water distribution system will be provided with a recirculation system including associated piping, pump and balancing valves.

LEVEL 1 - PUBLIC SPACES, KITCHEN, AND RESTAURANT

Kitchen and Restaurant - A single flow type grease interceptor will be provided to serve the kitchen with a dedicated Grease Sewer line. The grease interceptor to be located underground, outside of the building – preferably in the loading dock area. The grease interceptor will need full access for cleaning and maintenance. The exact size and location of the interceptor will be evaluated during further design. Coordination between civil and architect design groups will decide the placement. Cold water and hot water will be provided to kitchen plumbing fixtures and restaurant bar sink.

Employee Breakroom, Lockers and Restrooms - Cold and hot water from the building main loop will be routed to the breakroom, locker room and restrooms. Sanitary piping will serve these area and connect into new sanitary main system. Kitchen sink is anticipated to be required in the breakroom. Locker rooms is anticipated to be provided with a single shower, water closet and lavatory sinks.

3.2 MECHANICAL, ELECTRICAL, & PLUMBING

LEVEL 2 - 4 - PUBLIC SPACES

Restaurant Patio - The patio will be provided with area drains to remove storm water and connect to existing storm system. Cold water will be routed to freeze proof hose bibs located out on the patio area.

Ice Room - The ice room will include an ice machine which will require a cold water connection with a back flow prevent. Behind the ice machine a floor drain will be required with a trap primer and connected to sanitary system.

Pool and Spa Facilities - Coordination with architect as to what will be in this room. It is assumed that there maybe plumbing fixtures in this room with possible make up water connection for pool equipment and pumps. Water make up for pool equipment will require coordination with pool equipment vendor.

Guest Laundry - Domestic style washing machines are assumed for guest laundry. Typical water and sanitary connections will be provided for the washing machine.

ROOF

The roof will be drained via roof drains to internal storm system and roof gutters for pitched roofs will drain to grade with downspouts. Cold water connection will be provided for required freeze proof hose bibs located on roof for maintenance purposes.

THE GUESTROOMS

A single domestic water riser will be provided for each guestroom stack, so that a single set of shut off valves can be provided for each room. A single sanitary riser stacks will be provided for each unit to accommodate bathrooms. The proposed location is indicated in plumbing sketches.

All fixtures shall be EPA WaterSense listed with the exception of Kitchenette sinks:

- Water Closets: tank type, 1.28 gallons per flush
- Lavatories: 1.0 GPM
- Showers: High efficiency 2.0 GPM max.

HVAC CONNECTIONS

Water will be required for connections to HVAC systems including if used the air-cooled chiller near loading dock.

FIRE PROTECTION

GENERAL

An automatic wet-pipe type sprinkler system will be provided throughout all areas of the building. The performance specifications will require the design of the system to be in accordance with NFPA 13 with hydraulic calculations and shop drawings done by the Fire Protection contractor. A sprinkler zone with zone valve assembly will be provided for each floor and located within a stairwell.

A Class I standpipe system is required. The system will be designed with compliance of NFPA 14 as manual wet standpipe system.

The fire pump will be sized based on building hazard class and required sprinkler flow. Exact size will be developed during design and when Flow Tests are available. The project is assumed to be building light hazard classification.

FIRE PROTECTION SERVICE

It is estimated that an 6" fire water supply service will be provided for the automatic sprinkler system. A wall mounted fire department connection (FDC) will be provided and located where it will be clearly visible to the fire department from the street. The proposed test header to be 2 outlets at 250 GPM each, for a total of 500 GPM.

The Fire Pump Room is assumed to be located at the B1 level and will host the pump system with its controls as well as fire protection backflow prevention.

ELECTRICAL

ELECTRICAL SERVICE

Electrical service to the building will be provided by the local utility company, Southern Maryland Electric Cooperative (SMECO) and enter the building from new electrical vault location, at building entrance, into the Main Electrical Room. The new electrical service will be rated at 3000A, 480/277V, 3 phase, 4 wire. The service will be concrete encased from the utility transformer to the service equipment. The service equipment will consist of (1) switchboard 'MSB' rated at 3000A, 480/277V, 3 phase, 4 wire. The lineup will include a utility metering section, a main section with main circuit breaker, and multiple distribution sections for house, mechanical, and guestroom loads. The switchboard will be provided with molded case type circuit breakers.

The switchboard 'MSB' will distribute the power throughout the building to the following:

(4) busway risers originating from the main switchboard (MSB) will distribute 480/277V power vertically throughout the building. Busways configured to serve:

- Guest room & House Loads Wing A
- Guest Room & House Loads Wing B
- Mechanical loads Wing A
- Mechanical loads Wing B

At each floor, for each Guest & House loads wing, plug-in busway tap boxes shall provide power to floor-level distribution equipment consisting of:

- (1) 480/277V high-voltage panelboard
- (1) associated step down transformer serving a 3-section 208/120V low-voltage panelboard for branch circuit distribution

At each floor, for each Mechanical loads wing, plug-in busway tap boxes shall provide power to floor-level distribution equipment consisting of:

- o (1) 480/277V high-voltage panelboard

Restaurant will include dedicated power from guest & house load busway including:

- (1) 480/277V high-voltage panelboard
- (1) associated step down transformer serving a 208/120V low voltage panelboard for branch circuit distribution
- (1) 400A circuit breaker providing a lockable disconnect for Emergency service and ATS
- (1) tap for Fire Pump with VFD or Soft start controller and ATS w/ concrete encased feeders

The Emergency Electrical room will house all equipment related to emergency service including the ATS, a 480/277V emergency distribution panel 'EMDP', a transformer, and 208/120V electrical panel for miscellaneous loads 'ELP'. This room will be 2-hour fire rated.

EMERGENCY GENERATOR

The building design will include a 480V, 3 phase Natural Gas Generator approximately 150KW in capacity that will support life safety requirements. The new generator will feed the following loads:

- Kitchen Hood
- DOAS Exhaust fans
- Elevators
- Emergency Lighting
- Fire Alarm System
- Fire Pump – 75HP

The generator will be located on the roof level. It will be provided with a sound attenuated weatherproof enclosure and mounted on a concrete pad. The size of the generator will be finalized as building design progresses. The generator will be provided with starting equipment such as battery charger. The Generator Annunciator panel will be in the Fire Control room on B1 level and a secondary annunciator panel will be located within the generator enclosure.

EMERGENCY GENERATOR

Normal power will be distributed throughout the building via a 480/277V, 3-phase, 4-wire system originating from the main switchboard 'MSB' located in the main electrical room.

For Guest Room & House Loads, plug-in busway tap boxes at each floor will feed floor-level electrical distribution equipment consisting of (1) 480/277V high-voltage panelboard, (1) associated step-down transformer (480V to 208/120V), and (1) multi-section 208/120V, 3-phase, 4-wire low-voltage panelboard for branch circuit distribution. These panelboards will serve guestroom load centers, corridor lighting, receptacles, and general house loads.

For Mechanical Loads, plug-in busway tap boxes at each floor will feed (1) 480/277V high-voltage panelboard serving HVAC and other mechanical equipment.

It is anticipated that each guestroom will be provided with a 120/208V, single-phase load center serving lighting, receptacles, and small appliance loads, along with a dedicated 277/480V circuit for HVAC equipment, as required.

First floor and common area loads, including but not limited to restaurant, trash compactor, sump pumps, heating equipment,

3.2 MECHANICAL, ELECTRICAL, & PLUMBING

lighting, and other building systems, will be served from distribution equipment connected to the Guest Room & House Loads busway system. This equipment will consist of (1) 480/277V high-voltage panelboard, (1) associated step-down transformer, and (1) 120/208V low-voltage panelboard.

Additional panels serving areas such as laundry, pantry, site lighting, and lighting control systems will be derived from this distribution.

The building will be provided with convenience receptacles and data outlets throughout. Receptacles located in mechanical and electrical rooms, storage areas, and exterior or parking areas shall be GFCI-protected and provided with weatherproof covers where required.

Emergency power will be distributed from a 480/277V, 3-phase, 4-wire emergency distribution system supplied via an automatic transfer switch (ATS). Emergency power distribution will serve life safety systems including, but not limited to elevators, emergency lighting, fire alarm systems, and other code-required loads. Step-down transformers and 120/208V panelboards will be provided as required to serve emergency loads at appropriate voltage levels throughout the building.

LIGHTING SYSTEMS

Lighting in all hotel main areas such as lobby, corridors and guestrooms will be designed by Lighting and Interior designers. All lighting in back of house areas, such as utility rooms and stairways will consist of LED fixtures. Stairways will be provided with linear LED fixtures with integral occupancy sensors. Utility spaces such as mechanical and electrical rooms, and storage spaces will be provided with industrial type linear LED lighting fixtures. Wall switches and occupancy sensors will also be provided in these rooms for lighting control.

Lighting controls in lobby area will consist of a Dimming system such as Lutron Grafik eye or similar. This system will also include occupancy and daylights sensors as required by codes. Corridors will have ceiling mounted occupancy sensors for lighting control. Lighting within guestrooms will be locally controlled by wall switches. A master light switch at the entrance of each guestroom will control all lighting within each room to comply with current energy codes.

Exterior lighting will be provided around the perimeter of the building. Photocell and time clock control will be provided for all exterior lighting control.

THE GUESTROOMS

Each guestroom unit will be served by (5) 208/120V circuits. Each guestroom's mechanical unit will also be served by (1) circuit from a local 277/480V, 3 phase panel also located at each level electrical room. Lighting will be served from local 277/480V, 3 phase panel located at each level electrical room. Arc Fault circuit breakers will be provided for all guestroom receptacle circuits. All receptacles in guestrooms will be tamper resistant. The kitchen equipment in each guestroom will be served by the local low voltage electrical panel and will include the following:

- Refrigerator
- Microwave
- Coffee Maker

The lighting in guestrooms will be LED lamps throughout. The lighting in shower areas will be rated for wet location. A master light switch at the entrance of each guestroom will control all lighting within each room. The guestroom bathroom lights will be controlled by a vacancy sensor in the ceiling or integrated into the bathroom light switch, to comply with current energy codes.

RESTAURANT

The restaurant will be provided with an electrical panel rated at 480/277V, a step down transformer, and a low voltage panelboard for connection to kitchen equipment.

TELECOMMUNICATIONS SYSTEM

The Telecommunications systems into the building will be terminated into (1) 8'X8' backboard for tele/data use, located in a proposed telecommunications AT/IT closet located on the 1st floor. Telecomm distribution on guestroom floors is anticipated to be served by a small 24" x 24" AV rack located on floors L1 throughL4.

FIRE ALARM SYSTEM

The building will be provided with a complete addressable Fire Alarm system and Voice Evacuation system with a Controller and Annunciator. The basis of design will be Notifier NFS2-640 by Honeywell. The Fire Alarm Control Panel "FACP" will be located in the Fire Control room. The Fire Alarm Annunciator Panel "FAAP" will be located at the main entrance to the building and a second one will be located in the Fire Control room. Every floor will have a fire alarm extender panel 'FAEP' designed to extend a fire alarm panel's signaling capacity.

An amplification system will be provided for the emergency responder radio system to maintain desired radio coverage by the local fire code official.

Initiating devices will be addressable. Manual pull stations will be provided within 5 feet of stairwells and egress doors. Smoke detectors will be provided in corridors, electrical and mechanical rooms, and storage rooms. A two-way communication system will be provided in elevator lobbies for Fire Dept use. Smoke detectors will also be provided in elevator lobbies and elevator machine room. Heat detectors will be provided in the elevator hoistway and elevator machine room.

New Audio system will be provided for voice evacuation and mass notification.

Notification devices, including speaker and visual devices will be provided in corridors, public spaces (including breakfast area and hotel lobby), and stairwells.

In all guestrooms, speaker devices will be provided. In ADA rooms, 177cd combination strobe/speaker will be provided in bedrooms and bathrooms. Low frequency horn devices and smoke detectors will be provided in all in sleeping rooms.

3.3 STRUCTURAL NARRATIVE

GRAVITY SYSTEM

FOUNDATION DESIGN

We assume the foundation shall be supported on spread footings underneath columns or perimeter wall footings. Using a presumptive bearing pressure of 1,500 psf, in accordance with IBC section 1806.2 when geotechnical data is not available, we would anticipate a maximum size for a spread footing of 13x13-ft square. This can likely be reduced upon receipt of geotechnical data and with the progression of the full design scope.

TYPICAL HOTEL FRAMING

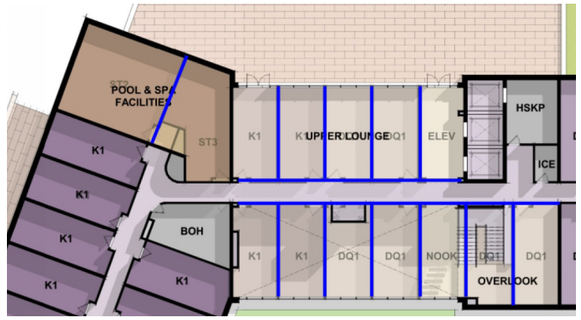
Levels 2, 3, and 4 are majority hotel rooms. We assume the typical structural framing system for the hotel rooms will be wood trusses supported by wood bearing wall construction. For the typical 12'-6" room width, a 12" deep wood truss spaced at 24" on center can be used. For the longer spans (approximately 25'-0" length) the trusses would need to be increased to 16" deep spaced at 16" on center. This does not yet take vibration into account, as that will depend on the final floor assembly selected for the project.

Assuming all of the hotel walls are bearing, with a 12'-6" truss span, the typical stud design at Level 2 would either be (2) 2x6 at 24" o/c or (4) 2x4 at 24" o/c. If the longer 25'-0" span is the typical condition, the bearing walls should be 2x6 as it would require more than (4) 2x4 studs to support each truss at the lower levels. Additionally, if the bearing walls at the southwest corner of the building continue down to Level 1 those walls should also be 2x6 due to the taller floor-to-floor height coupled with the additional level to support.

It is our understanding that the project wants to utilize as much natural materials as possible, which contributes to the assumed structural system described above. For alternative consideration, the bearing walls can be a cold-form metal stud bearing wall system with a long-span composite deck, or the entire building could be reinforced concrete construction up to the roof.

TRANSFER FRAMING

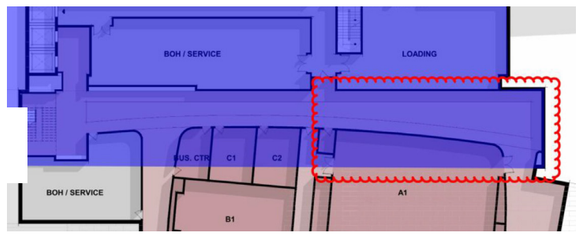
Transfer framing will be required starting at Level 3 to span over an upper lounge, overlook, and pool and spa facilities at Level 2, along with a 2-story volume above the Level 1 lobby entrance below. Beam supports will be required at the blue locations in the sketch at the right. Alternatively if the structure is a concrete flat-plate system, the only beams required will be to support the edge of the 2-story open space above the lobby.



At Level 2, the majority of the hotel rooms will be transferred out above the lobby, amenity, kitchen, and other back-of-house spaces within Level 1 (shaded in blue below). There will be a roof for the new bar, restaurant, and other event spaces (shaded in green below) at Level 2 as well. There is also a porte-cochere that will be framed at Level 2 for the main hotel entrance.



Below Level 1 there is a basement area (outlined in orange above) that contains several large ballroom/meeting spaces along with other back-of-house, service, and storage spaces along with the loading dock in the northeast corner of the building. The ballrooms will be framed with long-span beams, but special consideration will be required where the 4-story hotel overlaps the ballrooms.



From our initial discussions with the design team, we understand that there is flexibility to locate columns such that once they are introduced they can continue down to the foundation except for in the area clouded above. In this area the framing will need to have a second transfer design at Level 1 to pick up the columns above and maintain the open space of the ballroom below.

The structural system for the transfer levels can either be concrete or steel framed. There are advantages and disadvantages for each system that are listed below. The final decision shall be coordinated with the design team and ownership prior to the start of full design.

CONCRETE TRANSFER DESIGN

The support for the hotel rooms can largely be achieved utilizing a concrete flat-plate design, with columns and drop panels spaced approximately 20-to-25 feet on center and a 12-to-16 inch thick concrete slab, depending on what floor level is being transferred and the final spacing of the coordinated column grid.

At locations requiring long clear spans, concrete beams can be added to span between adjacent columns. For the long-span transfer beam at the ballroom, a 60-ft long beam that supports the edge of the hotel area above would be approximately 30-inches wide by 60-inches deep and heavily reinforced (conservatively 20 sq-inches of bottom reinforcement).

Advantages:

- Flexibility – once a column grid is coordinated with the design team, the interiors layout above and below can still adjust slightly assuming the proposed occupancy does not change.

Disadvantages:

- Weight – the system will be heavier, which will have impacts on the size of the transfer framing and foundations below.
- Column Size – minimum column size shall be 24x24.

STEEL TRANSFER DESIGN

The steel required for the various transfer levels will range from 18-to-24 inch deep steel beams, assuming composite action and a typical column spacing of approximately 25 feet, to align with the 12'-6" bearing walls. Assuming a 2-hour fire rating, the floor can be 4-1/2" normal weight concrete over 2" composite steel deck.
For the same long-span transfer beam described above for the ballroom, a 40-inch deep composite steel beam would be required.

Advantages:

- Weight – the system will be significantly lighter. Based on initial assumptions the structure will be approximately half the weight of the proposed concrete transfer system.
- Column Size – W12 or W14 column shapes can be used for the project.
- Long-span Structure Efficiency – Steel framing design is more efficient when it comes to spanning long distances.

isadvantages:

- Flexibility – steel beams will be required under every bearing wall, which will lock the proposed program into place or necessitate more coordination if a change is desired after initial design. This could also impact MEP coordination, as typically pipe risers like to run vertically through the bearing walls, which would then conflict with the transfer beams below.

LATERAL SYSTEM

PRELIMINARY LATERAL DESIGN VALUES

Wind Criteria

Risk Category ..... *II*
Design Wind Speed (Ultimate) ..... *115 mph*
Serviceability Wind Speed (MRI 25 Year) ..... *84 mph*
** Project Site is not located in a wind-borne debris region*

Seismic Design Criteria

Risk Category II
Seismic Design Category ..... B
Site Class ..... D*
SS ..... SS = 0.112
S1 ..... S1 = 0.041
SDS ..... SDS = 0.120
SD1 ..... SD1 = 0.065

**Site Class D has been conservatively assumed.*

MAIN WIND FORCE RESISTING SYSTEM

The lateral system will be ordinary reinforced concrete shear walls, which are assumed to be located at the stair and elevator cores. These walls are assumed to run full height, although they can transfer to ordinary reinforced CMU walls within the hotel portion of the building. An additional moment frame may be required at the south end of Level 2 with the addition of the bar and restaurant space to supplement the lateral resistance in the East-West direction.

3.3 STRUCTURAL NARRATIVE

ADDITIONAL CONSIDERATIONS

RETAINING WALL & EXTERIOR POOL

There are significant grade changes around the perimeter of the building. The grade is lowest in the southeast corner, where the ballroom exits to grade at the basement level. The main lobby entrance exits to grade at the Level 1 elevation, approximately 20-feet above the basement. Fill will be added on the north side of the building to align the top of an exterior pool with the Level 2 upper lounge area, approximately 12-feet above Level 1.

Concrete basement and retaining walls will be used around the perimeter of the building, at the exterior pool, and stepped down to the loading dock, which also exits at the Basement level in the northeast corner of the building.

For feasibility purposes, an 18-inch thick basement wall, reinforced with #6@10" o/c, can be assumed for a worst-case condition where a 20-ft tall basement wall is resisting 20-ft of soil. The wall thickness can be reduced to 12-inch minimum if the reinforcement is increased to #8@10" o/c, for comparison.

The site retaining walls appear to step down a maximum of 32-ft between the Level 2 pool and basement loading dock in three separate tiers/terraces. Assuming a maximum retained height of 11-ft of earth, the retaining wall can be 12-inch thick with an 18-inch thick x 9-ft wide footing with a shear key below the footing. The assumed reinforcement for #6@10" o/c for the vertical earth-face bars, toe, and heel reinforcement.

These preliminary designs assume conservative values for the lateral earth properties. These values should be confirmed by the geotechnical engineer prior to the start of full design.These preliminary designs assume conservative values for the lateral earth properties. These values should be confirmed by the geotechnical engineer prior to the start of full design.

FEATURE WOOD FRAMING

Exposed wood is proposed for the east end of the 4-story building (right side of the image below). This will likely require glulam framing for the long-unbraced spans, which can be connected back and integrated into the wood bearing wall system of the building.

EXPANSION JOINT

The span of the proposed building footprint ranges from 200-400 ft in length. Based on our review of the building footprint and technical data, we do not anticipate that an expansion joint will be required for this building.



3.4 COST SUMMARY

COST ESTIMATE SUMMARY

An order of magnitude cost estimate is included as Appendix "AX-CST".

MSA used the estimated Net Direct Building Cost amount from the cost estimate prepared by Axias, Inc. to establish costs for general conditions, fees and bonding by a Construction Manager. This was added to the Net Direct Building Cost to determine the total estimated "Cost of Construction." The total estimated Cost of Construction was used to estimate the "soft costs" associated with non-construction related items including design and engineering, permitting, owner project management and on-site representation, testing and inspection services, and overall project contingency.

Axias utilized the floor plans, architectural narratives, civil layout, and structural and MEP narratives provided by the project team to develop its cost estimate. The estimate assumes 150 guest rooms on a standard 12'-6" module, with finish packages calibrated to boutique hotel standards. Feature elements, including a two-story lobby stair, wood accent walls, and upgraded ceiling treatments in the lobby and ballroom, are accounted for within this category and carry a meaningful premium over standard construction.

The building shell, encompassing superstructure, exterior enclosure, and roofing, represents the largest single hard cost grouping, reflecting the architectural character of the design. The exterior enclosure includes a combination of terracotta rainscreen, wood-look cladding, architectural precast, and a high proportion of glazed curtainwall — materials selected to express the project's contemporary-yet-contextual design direction. Roofing includes a standing seam metal roof system that defines the building's primary form.

Mechanical, electrical, plumbing, and fire protection systems collectively represent the largest cost driver across all categories. The significant cost of HVAC is consistent with the demands of a mixed-use hospitality program requiring independent zone control across guest rooms, conference spaces, food service, and back-of-house areas. Electrical systems and plumbing reflect the density and complexity of the program.

Interior construction and finishes include partitions, doors, hardware, and finish selections across guest rooms, public areas, and back-of-house.

Site work reflects the scale of civil infrastructure required to prepare the inland site for development. This includes the cost for site preparation, earthwork site improvements roadways, parking, pedestrian paving, retaining walls, pool surround, and landscaping), and site mechanical utilities.

Several items are explicitly excluded from this estimate and will require separate budget consideration as the project advances. These include the proposed brewery and cottage villas identified in the master plan, owner-supplied furniture, fixtures, and equipment (FF&E), off-site infrastructure improvements, and any costs associated with unforeseen subsurface or archaeological conditions.