

## **ECA LETTER TO CITY COUNCIL RE 0-15-20 (WMM)**

The Eastport Civic Association (ECA) opposes Ordinance 0-15-20 in its current form. The Ordinance 0-15-20 should be withdrawn, and removed from the Planning Commission agenda, until further study can be conducted.

There are numerous issues outstanding that need to be studied, and effects understood, as well as any unintended consequences, before Ordinance 0-15-20 will be ready for Planning Commission and City Council consideration. In addition, the public must be given the opportunity to be educated about, and have the opportunity to give input on, the issues raised by Ordinance 0-15-20.

These issues currently include:

- The planned development agreement that exists for the Annapolis City Marina, and which may be modified, and other historical documents in City records pertaining to the Annapolis City Marina and other properties in the Waterfront Mixed Maritime (WMM) zone, and their impact on the application of the proposed Ordinance 0-15-20;
- The existing use variance process, which may be utilized to request special exceptions, and whether it already provides an avenue for relief for the Annapolis City Marina;
- Studying the definition of “nonmaritime professional offices” and “maritime uses,” comparative data to whether a hardship is being self-created, and current compliance with the WMM zoning district code requirements, as well as the City’s ability to enforce maritime code requirements;
- The impact of the proposed change in the measurement of the “area of the marina” and “developable waterway area” on the calculation of nonmaritime professional offices and maritime uses;
- The effects of the proposed relaxation of off-street maritime and commercial parking requirements in the WMM, in comparison to the findings of the 2016 Eastport Transportation Study, and in light of the already limited on-street parking capacity in Eastport adjacent to the WMM; and
- Likely requests for similar relief from those in the other maritime zones (WME; WMI).

The ECA believes that preservation of maritime uses in a working waterfront is an important part of Eastport’s heritage. It is critical that the City foster the current and future maritime industry in Eastport, and careful study is required before legislation progresses to loosen maritime requirements.