

Eastport Civic Association



To: Eileen Fogarty, Maritime Task Force

From: Charles Hernick, ECA President

Re: Observations and questions concerning the Maritime Task Force

Date: May 16, 2021

First of all, thank you for taking the time to brief the Eastport Civic Association Membership on March 18th. The presentation by your team was informative and we are grateful for the initiative being taken to preserve and enhance our maritime identity.

On behalf of the Board of Directors of the Eastport Civic Association, please see observations and questions concerning the Maritime Task Force below. We understand that your recommendations will soon be presented to the City Council and Planning Commission. Our hope is that you can reply to these questions not just for the benefit of our membership, but so that our interests can be incorporated into the final recommendations.

Observations and questions concerning the Maritime Task Force:

1. What data was used to determine the need for more non-maritime space in maritime zoning districts?
2. What actions did maritime-zoned property owners take to solicit maritime business owners to relocate to their properties before requesting an increase in non-maritime space?
3. What actions does the City currently take to recruit maritime businesses to the maritime zones?
4. The proposed increase in the percentage of non-maritime space in the maritime zones are automatic if properties meet specific criteria or “triggers.” The triggers are currently being provided in the zones. The increases resulting from having one or more triggers are substantial and require no increased water access or amenities for the public. The proposed enhancements for the public (promenades, maintenance of waterfront parks, etc) have significant costs associated with them and only provide a 5% increase in non-maritime use. Have you considered adding a requirement for some form of new public water access as an additional criteria for the triggers?
5. Please provide a list of all the potential locations where enhancements to public access to the water will be recommended, along with a brief description of the facility or the proposed improvement with estimated costs for each, or a range of costs (e.g. high, moderate, low) with the sources of funding noted (e.g. City, County, NPS).
6. For those properties such as Annapolis City Marina that will be allowed to substantially increase their non-maritime space if the recommendations are adopted, who will enforce the allowable versus actual percentages? What enforcement plans does the task force

propose to make sure that the appropriate maritime/non-maritime percentages are maintained?

7. What does the City currently spend per year to maintain the street-end parks in Eastport?
8. What is the City's current cost, process and timeline for having floating docks installed at street end parks? What regulatory agencies must approve them? We understand that there is currently a waiting list of locations waiting for docks.
9. Please confirm that a 1,000 sq ft increase in the size of a restaurant is being proposed in the WME. Which working group proposed this?
10. Please confirm that the proposed recommendations concerning parking decrease the number of parking spaces in the maritime zones. Lack of parking is a strong concern in Eastport.
11. Please explain the details of the maritime industry fund. As we understand it, the funds will come from a portion of hotel tax and from a fee that non-maritime businesses will pay to have space in the maritime zones. Please confirm. What is the estimated dollar amount for the fund? Who will administer it? The City or an independent group? Who will determine the criteria for awarding funds? Will the funds be in a "lock box" so that they can only be used for maritime purposes?
12. To help Eastport residents better understand the proposed changes in the Maritime Zones we ask that Planning and Zoning provide a table (for Eastport districts only) that compares the current zoning/uses to the proposed. For example: One column would indicate the current requirements, along with the actual use. Another column would indicate the proposed changes, and anticipated results of the change; i.e. what the property owner is expected to do (e.g. add larger restaurant; have more non-maritime tenants; etc., as the task force discussed)