

Annapolis Small Maritime Business Work Group

ZONE	Property	Address	Property Sq Ft	Google Earth / MSDat	Allowed % NSF of non- maritime business use prior to O-25- 21	Allowed NSF prior to 2021	Allowed NSF of non-maritime business w/ 1 of "Triggers"	Ability to meet "Trigger" Benchmark for Land Requirement (20,000 sq ft working yard or 25,000 boat storage)	Water Access Incentive: Pay \$200,000 fee to convert nsf to non-maritime	Water Access Incentive: Pay \$200,000 fee to convert 5% to non-maritime (cost per converted sq. ft.)	Total Maximum Conversion of Non- maritime NSF with [O-25-21] is 20%	Possible Convertible Non-maritime Commercial Space within Annapolis Market by Zone	% of Possible Convertible Non-maritime space by zone: Legislation O-25-21: Total:151,421 nsf	RECOMMENDATION: Allowed NSF of convertible non- maritime business w/ 1 "Trigger" (WME from 15% to 20%)	RECOMMENDATION: Water Access Incentive: Pay \$200,000 fee to convert 5% to non-maritime (cost per converted sq. ft.) (WME change from 5% to 15%)	RECOMMENDATION: Possible Convertible Non-maritime Commercial Space within Annapolis Market by Zone	RECOMMENDATION % of Possible Convertible Non-Maritime space by zone:			
WME														WME	WME	WME	WME			
**	Eastport Yacht Center	726 Second	11,600	G&M	0%	0	1740		580	\$345/ ft		2320		From 10,068 SF to 13,424 SF	From 3,356 SF to 10,068 SF	From 10,819 SF to 23,491 SF	From up to 20% to up to 35%			
	Allsopp	311 Chester	5952	M	0%	0	892.8		298	\$671/ft		1191								
	Horn Point Harbor	105 Eastern	14,250	M	0%	0	2137.5		713	\$281/ ft		2850								
	Safe Harbor	423 Chester	5442	M	0%	0	816.3		272	\$735/ ft		1089								
	South Annap Y.Y.	750 Boucher	10,000		0%	0	1500		500	\$400/ ft		2000								
	SeaShell Marina	319 Chester	1431	M	0%	0	214.65	N	72	\$2778/ ft		286								
	Butlers Marina	409 Chester	1080	M	0%	0	162	N	54	\$3704/ ft		216								
	Farr Building (not wtrfrnt)	613 Third Street	7065	G	0%	0	0	N	353	\$567/ ft		353								
	Weems & Plath (not wtrfrnt)	214 Eastern Ave	8648	G	0%	0	0	N	432	\$463/ ft		432								
	Wild Country (not wtrfrnt)	124 Bay Shore	1650	G	0%	0	0	N	82	\$2439/ ft		82								
Sum			67,118			7,463		3356	\$1238.3/sq. ft (avg.)	10,819	10,819	7.14%	13,424	10,068	23,491	35%				
WMM																				
	Annapolis City Marina		74,132	M	30%	22,240	33,360		7,413	\$27/ ft		40,773								
	Pier 4	301 4th	6229	M	30%	1,869	2803	N	623	\$321/ ft		3426								
	222 Severn		40,850	G&M	30%	12,255	18,383		4,085	\$49/ ft		22,468								
	Yacht Haven		48,928	G&M	30%	14,678	22,018		2,202	\$91/ ft		26,911								
	Annapolis Yacht Club	Severn Ave			30%	0														
	Atl. Cr. Ycht.	312 Third Str	5300	G	30%	1,590	2385		530	\$377/ ft		2915								
		310 Third Str	3760	G	30%	1,128	1692		376	\$532/ ft		2068								
		130 Severn Ave	12,086	G	30%	3,626	5439	N	1208	\$166/ ft		6647								
Sum			191,285			57,386	86,080		16,437	\$223/sq. ft (avg.)	105,208	105,208	69.48%							
WMI																				
	Jabins main yard	7310 Edgewood	33,998	G&M	0%		5,100	Yes	1,700	\$118 /ft		6800								
	Jabins 2nd yard*	7402, 7401 etc	25,376	G&M	0%		3,806	Yes	1,269	\$158/ft		5075								
	Port Annapolis	7074 Bembe Beach	25,604	G&M	0%		3,841	Yes	1,280	\$156/ ft		5121								
	Annapolis Landing	980 Awald	14,150	G	0%		2,123	Yes	708	\$283/ ft		2830								
	CSI Marina	7364 Edgewood	38,320	M	0%		5,748	Yes	1,916	\$105/ ft		7664								
	7416 Edgewood	7416 Edgewood	30,970	G	0%		4,646	Yes	1,549	\$129/ ft		6194								
	7040 Bembe Beach	7040 Bembe Beach	8,552	G	0%		1,283	Yes	428	\$484/ ft		1710								
Sum			176,970			26,546		8,849	\$205/sq. ft (avg.)	35394	35,394	23.37%								
Grand Total			435,373									151,421	100.00%							
	Annap. M.C.Y.C.	16 Ches. Landing	??		??	??														