A CASE STUDY: MARYLAND WORKING WATERFONT EFFORTS
A PARTNERSHIP BETWEEN SEA GRANT AND COASTAL PROGRAM

Wednesday, March 27, 2013, Tacoma, Washington

Vicky Carrasco, University of Maryland Sea Grant Extension
Today

- Working Waterfronts Commission
- Maryland WWF Inventory: Pilot Project
Morning Poll

- [http://www.polleverywhere.com/multiple_choice_polls/AoF2PFvajiZwi67](http://www.polleverywhere.com/multiple_choice_polls/AoF2PFvajiZwi67)

- [http://www.polleverywhere.com/free_text_polls/kQPOZuwuoblPQ3q](http://www.polleverywhere.com/free_text_polls/kQPOZuwuoblPQ3q)
My Path in Extension
Crisfield, MD

Photo by Patty Hancock
Maryland Bluecrabs

Photo by Patty Hancock
Millard Tawes Crab and Clam Bake

- Close to 5000
- All you can eat
- Premier political event
Crisfield, MD + Condos

Photo by Patty Hancock
What has happened in Maryland

- 2007 Maryland Working Waterfront Commission
- 2012-2013 Pilot Inventory
  - Process
  - Status
  - Lessons Learned
Commission

- One Year
- Included
  - Elected (Senate, House, Municipality, County)
  - State Depts such as planning, natural resources, economic development, agriculture
  - Watermen/Fishing Industries
  - Recreational (sportfishermen)

- Report--recommendations
Commission Committees

- Enterprize Zones (EZ)
- Other State Program (OSP)
  - Maine
  - Florida
  - North & South Carolinas
  - Others
Issues

Threats to WWF (in MD)

- Development pressures (population growth in coastal areas)
- Declining profits of WWF businesses
- Rising real estate values
- Lack of access for some fishing operations
Survey

2008 Maryland’s Watermen and Working Waterfronts Survey

The Working Waterfront Commission was created during the 2007 session of the Maryland General Assembly. The Commission is tasked with studying and making recommendations regarding protecting and preserving Maryland’s commercial seafood industry’s access to public trust waters. This survey, developed by Maryland Sea Grant Extension, is the first step in identifying issues and concerns watermen have about access to public trust waters and their views about the state of Maryland’s coastal waterfronts. Please take the time to respond to this survey (front and back); it will be of great use for making recommendations to improve commercial watermen access to Maryland’s public trust waters.

Thank you,
Maryland Working Waterfront Commission

All information collected in this study is confidential to the extent permitted by law. Data provided will be grouped with data others provide for reporting and presentation. Neither names nor the names of organizations will be used, unless specifically authorized so.

1) State license you possess:
   ____FGR/FGN  ____Hook & Line/Finish Harvester  ____TFL  ____Commercial Crab License
   ____Commercial Oyster/Clam License  ____Other  ____None

2) County of Residence: ________________

3) Please check which of the following limits your commercial fishing activities?

   ______Price of slips
   ______Availability of slips
   ______Extremely expensive tie-up space at marina
   ______Cost of waterfront property
   ____Fishermen unable to purchase waterfront property by themselves

   Maintaining waterfront properties
   ______High properties taxes
   ______Changing real estate prices
   ______Inability to compete with high property bidders

Other:
Legislation

- Need to track
- Outreach was minimal (letters)

**Property Tax Credit – Commercial Waterfront Property**

In an effort to protect working waterfronts in Maryland communities, the 2008 Maryland General Assembly recently passed legislation (House Bill 612/Senate Bill 676) supported by the Working Waterfront Commission. This legislation gives counties and municipalities the authority to adopt local policies that provide property tax relief for working waterfronts.
Examples of Land Use Regulations for WWF

- Conservation Easements
- Overlays
- Infrastructure Protection and Development
- Tax Abatement
Process

- Process
  - 8 meetings, speakers in some cases
  - Workgroups

- Status: No longer

- Lessons Learned....
Lesson Learned

- Suggest **trust building** and **facilitated forum** by neutral party
- Create Buy-in!!
- Develop **post-commission** plan and identify responsible parties for next steps and implementation
- Discuss idea of a coalition
- Do IRB **survey** process (more formal)
- **Engage Coastal Program at beginning**
Now revisit report

- i.e. Update Definition

and procedures adopted by the local jurisdiction. Commercial waterfront property is defined as real property that:

- is adjacent to the tidal waters of the State;

- is used primarily for a commercial fish operation or as a commercial marina or commercial marine repair facility; and

- has produced an average annual gross income of at least $1,000 in the most recent three-year period.
A Saying...

- Con Dinero Baila el Perro
Inventory in Maryland

- VA Sea Grant with funding by Maryland DNR Coastal Program
- Facility location and attributes
  - Facility services
  - Physical attributes
- GPS Location
- Pictures and Aerials
- **Zoning
- **Viability
Public Meeting

Taking Stock of Maryland’s Working Waterfronts
Public meeting to learn about a pilot program in the Choptank

Tuesday, October 9, 2012
7:30-9:00 p.m.
Chesapeake Bay Maritime Museum
213 North Talbot Street, St. Michaels, Maryland
Geographic Scope

Counties in Maryland’s coastal zone:

Anne Arundel
Baltimore
Calvert
Caroline
Charles
Cecil
Dorchester
Harford
Kent
Prince George's
Queen Anne's
Somerset
St. Mary's
Talbot
Wicomico
Worcester

Chesapeake Bay Watershed and Coastal Zone Counties Maryland
A Pilot Project for Assessing the Socioeconomic Issues facing Maryland’s Working Waterfront
<table>
<thead>
<tr>
<th>Facility Identification</th>
<th>Dogwood Harbor</th>
<th>Parcel I.D. #</th>
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<tbody>
<tr>
<td>Photo ID</td>
<td>Tilghman 184,170, 180, 183</td>
<td>2812</td>
</tr>
<tr>
<td>Location</td>
<td></td>
<td></td>
</tr>
<tr>
<td>County</td>
<td>Talbot</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>Tilghman Island</td>
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<tr>
<td>Body of Water</td>
<td>Broad Creek</td>
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<tr>
<td>Lat/Long</td>
<td>38 42 44.18</td>
<td>76 20 05.86</td>
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<td>Features</td>
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<td>General Services</td>
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<tr>
<td>Water Access (Depth)</td>
<td>6'</td>
<td>Fuel</td>
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<tr>
<td>Road Access</td>
<td>Yes</td>
<td>Power</td>
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<tr>
<td>Parking</td>
<td>Yes</td>
<td>Water</td>
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<tr>
<td>Wharf Condition</td>
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<td>Pump Out Facilities</td>
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<tr>
<td>Light Vehicles</td>
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<td>Waste Oil Disposal</td>
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<td>Heavy Vehicles</td>
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<td>Hauling Capacity</td>
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<td>Freight</td>
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<td>Commercial Fishing Services</td>
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<tr>
<td>Buying Station</td>
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<td>Bathroom</td>
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<td>Net Repair</td>
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<td>Gear Loading Allowed</td>
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<td></td>
<td>Other</td>
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<tr>
<td>Comments</td>
<td>25 slip Marina and launching ramp owned and maintained by Talbot county, with preference given to work boats.</td>
<td></td>
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<tr>
<td>ID Number</td>
<td>Facility Identification</td>
<td>Location</td>
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<td>CN112</td>
<td>Crouse Landing</td>
<td>Upper Choptank River</td>
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<td>CN212</td>
<td>Mathews Bros Boat Repairs</td>
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<td>CN312</td>
<td>Ganeys Wharf</td>
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<td>CN412</td>
<td>Kingston Landing</td>
<td>Upper Choptaink River</td>
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<td>Choptank Marina</td>
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<td>Suicide Bridge Marina</td>
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<td>CN712</td>
<td>Snug Harbor</td>
<td>Cabin Creek</td>
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<td>Private Landing and Ramp</td>
<td>Warwick Creek</td>
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<td>Secretary Town Ramp</td>
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<td>Green Point Landing</td>
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<td>CN1412</td>
<td>Gateway Marina</td>
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Inventory: Lessons Learned

- Letter of introduction, preferably by university/extension [building trust through Extension]
- Have a public meeting at the beginning of the project too (a kickoff mtg)
- Work with local officials first too, so consultants can reference that if needed
- Coastal exchange of ideas, concepts and research (on wwf)
Lessons Learned, continued

- When approaching properties owners, ask...What do they gain? How is business? They are happy to talk about their business
  - Show a legitimate interest in their business. To better understand them.
- Determine how information collected will be shared. How will we access this?? GIS ideas.
- Do a Working Waterfront User Survey
Thank you!

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