



# Ward One Residents Association

March 2022

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**Membership**

Dues can be  
paid online at  
[wora.org/join-renew](http://wora.org/join-renew)  
or by mail to the  
address below.

**Ward One Residents  
Association**  
[worapresident@wardone.org](mailto:worapresident@wardone.org)  
P.O. Box 175  
Annapolis, MD 21404  
[wardone.org](http://wardone.org)

## President's Message

Hello Ward One Residents -

It has been a very busy two months since I last wrote in our January newsletter – primarily on the legislative front. There has been some positive progress thanks to our Alderwoman Elly Tierney, some City Council actions that WORA was able to influence, and others that I hoped would take a different route. The WORA Board has also been working more closely with the Eastport Civic Association (ECA) on issues that are common to Ward Eight (Eastport) and Ward One.

Alderwoman Tierney was successful in getting a sprinkler bill passed that will go a long way to protecting our downtown Main Street structures from devastating fires. She and the Mayor also proposed an ordinance that was passed that makes aggressive pan-handling a misdemeanor. Finally, Elly and the Council were able to tighten up short term rental (STR) ownership requirements such that individuals and Corporations (LLCs) are only able to own and operate a single STR.

Other Council actions were more concerning. While good intentioned, the extension of street dining due to the COVID Omicron variant only seemed to result in 1-2 restaurants downtown taking up 12-15 parking spaces with no payments to the City and very few patrons eating outside. The Hillman garage rebuild and City Dock renovation project were passed but I would have liked to have seen much more transparency on the resulting Public Private Partnership which will give up about half of our garage revenues for the next 30 years but lead to partial funding for the City Dock. The resolution on the garage project was concerning because it was approved by the Council before the deal was finalized or fully understood, and my and the Eastport Civic Association's request to delay the vote for 30 days in order to better understand this important 30 year agreement was voted down. Finally, the Council did approve an electric ferry running between City Dock and Eastport that may be partially funded by grants. The WORA board pushed hard for a study phase before significant funds are spent (this was approved), but given the nearby Eastport Bridge to the proposed ferry route, wondered if the funds would not be better used for public safety, sidewalk repair or electric charging stations for our resident's vehicles.

*Continued on next page*

## President's Message cont'd

Finally, the WORA board continues to be very concerned with the rise of violence that we are seeing in Annapolis - in particular the shootings in Ward One and Ward Eight (Eastport). It is heart-breaking to see some of the outcomes such as the 15 year old boy who is now paralyzed due to a recent shooting where teenagers were playing. Just this past week there were two shooting incidents and this is now a fairly regular occurrence here in Annapolis. I was encouraged to see Alderwoman Rhonda Pindell-Charles, who heads the City Council Public Safety Committee, passionately speak out at the March 14 City Council meeting about this rise in violence while the Mayor and Council seem to have focus on other priorities. I urge you to listen to her testimony at the March 14 City Council Meeting starting at minute 33. [Go to the City's YouTube Channel here to view.](#)

The WORA Board hopes to meet soon with the Annapolis Police Department and Alderwoman Pindell-Charles to better understand what is occurring and how we can help stop these terrible events in our City. It is becoming clear to me that our police force is understaffed, additional help is required from outside agencies and more funding on counseling resources is needed.

Finally, let me finish by stating that some of the thoughts in this column are my own and while the WORA board seeks majority consensus on most issues, it is not always unanimous. When that is the case, I clearly state that in my testimony to the City Council. Regardless, our mission to focus on quality of life issues here in Ward One is a goal shared by all on the Board. I view debate and a difference of opinion as healthy to any organization, and hope that our City Council members will be more vocal about their concerns over various ordinances and vote accordingly.

Rick Lober  
President, WORA  
[President@wardone.org](mailto:President@wardone.org)

## Community Corner

**New Hillman Garage** - we are told that demolition will start sometime in April, after another delay. A paid parking app for non-residents without parking stickers will be put in place for the Zone 1 and 2 parking areas near downtown. The app should help keep these spaces open for residents use during the garage construction but will stay in place for the future after garage completion. A WORA general meeting was held on this subject on March 22 at O'Brien's. WORA plans to distribute a Frequently Asked Questions (FAQ) on the garage and parking app in the next few weeks as many questions still remain

**Requests for City Services** - in our monthly meetings with City manager David Jarrell, it has been emphasized that the best avenue for requests for city services is through the Annapolis City website at [annapolisgov/101/Services](http://annapolisgov/101/Services)

**Traffic and Noise** - we are working closely with Alderwoman Elly Tierney on loading zone times and congestion on upper Conduit Street and on loud cars and speeding on Duke of Gloucester Street. We hope that with all the good work the city is doing on major projects, some attention can be paid to these quality of life issues in Ward One.



March WORA meeting at O'Brien's Oyster Bar.

## Alderwoman's Corner



Dear WORA Members,

'Taxi anyone?' If you've been following City Council and Standing Committee Meetings, the Mayor has lobbied for an electric water taxi and was successful this past

Monday night. The vote created an "Electric Mobility Plan" in the Capital Budget. Since we are technically in FY2022 a respective Capital budget appropriations had to immediately come before Council for approval. We approved the equipment including the ferry down payment and a Comprehensive Plan for the ferry plan to define the infrastructure we will need. It is assumed that a County grant will cover the equipment and the remaining \$150,000 will come from reserve. The plan is for it to travel to Back Bay and other water access points which will expand our existing service. Watermark will be a part of this. In fact, this past week Jake Iverson from Watermark, the Mayor, Will Rowell and myself visited the manufacturer of the Baltimore water taxi and they will visit us soon to evaluate alternative options. (Always good to have a plan B.)

This is the update on outside dining: As you know we have a current extension of the state of emergency triggered by Omicron and it will end April 11. At that time interested restaurants can apply for a lease with the City to use public parking spaces. Each lease will go to City Council for approval. The terms of use are similar to sidewalk cafes regarding eating and drinking. The applicants will pay a monthly rate for parking and capital use fee. Our Historic Preservation Commission has approved guidelines which they must adhere to and.... wait for it...no tents are allowed. I, as I'm sure you are, am looking forward to that transition.

There is also outside dining in existing parking lots. Those are being addressed in legislation that is currently with the Planning Commission. O-9-22 waives restaurants and bars from providing any parking. This would allow them to use excess property

or dining. Although well intended, it may have consequences that effect Wards differently. There is an amendment to propose a fee in lieu of and I have an amendment to just 'reduce' the parking requirement in the spirit of compromise. It is proposed on smart growth principles, as less asphalt is always a good thing.

I have a proposed resolution still in law office expressing the Council's will for the Owner of the vacant property on Monticello and West Street to move forward, on either a temporary use or permanent one. It has become a blighted eyesore and if no action, next step would be legal action. I have also been working on a loading dock task force to regulate time and location of truck deliveries downtown. Those regulations will be announced soon.

And finally, in committee, is a legal revision to our Special Events code. It is important to note that it does not change the policies that were developed over five years ago. It changes a legal definition of 'City supported' vs. City sponsored' and substitutes Juneteenth for a Homecoming event so the numbers do not change. It also does not classify a road race as a City event as they are cleared by 9 am.

I was very pleased that we passed my bills on a Fire Prevention initiative to have all properties on Main and Francis fully-sprinklered, a critical STR loophole correction and aggressive panhandling. Thank you for your patience and support as we work together on what matters to us.

Alderwoman Elly Tierney  
[ellymtierney@gmail.com](mailto:ellymtierney@gmail.com)

Not on Alderwoman Tierney's email list? [Email Elly](#) to get her very informative, timely blasts.

## Legislative Update

It has been quite a busy two months for the City Council, and the WORA Board followed these legislative issues closely and in some cases testified during public hearings on various ordinances and resolutions.

**Outdoor Dining Extension** - This resolution, introduced by the Mayor to extend curbside dining for 90 days (expires April 11, 2022) by declaring a state of emergency was put forth with good intentions given the Omicron variant. It was passed 9-0. Unfortunately, only a few restaurants chose to put back up the barriers and we saw very few diners during the winter while many parking spaces were blocked off with no revenue going to the City. Buddy's alone consumed about nine parking spaces with empty seating outside most days. Going forward, it appears the Mayor intends to push to continue this practice with the restaurants paying for the spaces and the barriers designed to be more attractive.

**Rental Operators License** - This ordinance, put forth by Alderwoman Elly Tierney, clarified that only one short term rental license was allowed per resident or LLC. It was approved and will help limit the future purchase of downtown buildings by corporations for the sole purpose of running a short term rental. The WORA Board was glad to see this passed.

**Hillman Garage** - This resolution was to endorse the City agreeing to a 30 year public private partnership for rebuilding the Hillman garage with proceeds then going to partially fund the new City Dock. It will result in approximately \$1 million less per year in parking revenues for the next 30 years that will need to be accounted for in future budgets. The City will also need to fund another \$10-15M, ideally through grants, to complete the City Dock as the amount derived from the garage was less than hoped for due to COVID-related issues (increasing cost of labor and materials). It passed 9-0 with little debate. Clearly, this is needed for Annapolis and is a high priority but the actual agreement was only presented in summary form two days before the

vote and some on the board would have liked to see much more transparency for an agreement of this magnitude and term. The Eastport Civic Association also expressed similar concerns.

**Aggressive Panhandling** - This ordinance, put forth by the Mayor and Alderwoman Tierney, defined aggressive panhandling as "using profane or abusive language, either during the solicitation or following a refusal to make a donation, or making any statement, gesture, or other communication that would cause a reasonable person to fear for his or her safety", and made these actions a misdemeanor. It was passed 9-0. The ordinance was amended from the original to make the definition more clear to police, but some on the board felt that "touching a person or blocking the entrance to an establishment" (or ATM) should have remained in the ordinance as originally proposed. Despite this, the WORA board and many downtown business owners were glad to see this passed.

**Downtown Sprinkler Systems** - This ordinance, introduced by Alderwoman Tierney, mandated that commercial buildings downtown have sprinkler systems installed within five years and provided loans for such systems. The WORA board viewed this as very positive for the historic district as any fire there could be devastating.

**Elimination of required restaurant parking** - This ordinance has not yet been voted on but would entirely eliminate the requirement for parking for any restaurant in the City. We expect this would lead to more outdoor dining in parking lots but have concern over where those cars would then park. The requirement has been in place for many years and is common in most cities. The WORA board and ECA plan to monitor this ordinance closely as parking is a major concern in both Wards One and Eight (Eastport).

*Continued on next page.*

## Legislative Update Cont'd

**100% Electric Mobility Plan** – This ordinance would convert much of the city's transportation systems to electric vehicles and also includes a new electric ferry that will run between the city dock area and Eastport. The WORA board supports the move to electrification by the city as way to reduce our carbon footprint; however, questioned the funding of the ferry given the many other priorities facing the city. These include public safety, street and sidewalk repair and the use of these type of funds to install electric charging stations for our resident's "street parked" vehicles. The ferry will likely be paid for by a grant, but there are other costs involved including new infrastructure and the cost to operate the ferry. The WORA board and the Eastport Civic Association pushed hard for a study of the ferry before funds were committed along with consideration of more useful routes to unserved parts of Eastport. The ordinance, as amended, passed 9-0 but both the WORA board and ECA plan to monitor the study and use of city funds for this project closely.

**Anne Arundel Coalition for Police accountability endorsement** – This resolution expresses support for a police accountability board at the County level. It will be voted on at the next City Council meeting but led to some vigorous debate among Council members given the trade-offs between the need for strict accountability of our police force versus the extra costs and burdens it puts on the police to do their jobs. Since this is only a resolution, its outcome will not have an impact on new County or State requirements in this area.

*-Contributed by Rick Lober*

## Construction around Town

**It's not just the Hillman Garage under construction! Additional State and City projects that could affect you**

You may have seen the invitations for a webcast that took place on March 15 concerning coordination of many construction projects occurring over the next 2 1/2 years. Yes, the next

30 months! All of these are in addition to the reconstruction of Hillman Garage and City Dock which have been very well communicated by the city and WORA.

Several board members attended this webcast. Here is a summary of the projects:

- Traffic light replacement Church Circle - soon
- Sewer and water lines Church Circle/College Ave (already underway)
- State House dome refurbishment Mar '22 - Jan '23 and State House exterior grounds and masonry repair - until late '24

The whopper was replacement of Department of Legislative Services (DLS) building. This is the building behind Lawyers Mall/Thurgood Marshall statue and fronting State Circle. The entire 1976 built building will be demolished and a much larger building will take its place. It will be one story higher and take up a bigger footprint.

Construction will run May 2022 - December 2024 (!). During the call we asked why was such a new (for DTA) building, being replaced, why now, and how could they possibly justify full demolition of a building when all of live under the very exacting regulations of the Historic Preservation Committee? The reply was somewhat distressing: The DLS outgrew the size and building and that there were operational issues inside the building (mold, leaks, deferred maintenance). None of us could ever knock down a 45 year old building because we wanted a bigger/newer one!

[Here is a link to a presentation](#) from September 2021 that describes the project. While the building is quite handsome and in keeping with the architecture look in the Capitol area, all of us that attended the call were quite shocked this project was so advanced when we had little awareness of the project. See page 28 for comparison of old and new buildings. We are requesting a meeting with our House and Senate representatives with a number of follow up questions and concerns.

*-Contributed by Marty Etzel*

## New and Renewed Members

## Spotlight on Local Business

### January 8 - March 15

Marnie Kagan	Duke of Gloucester St
Michael Farmer	Prince George St
Geoffrey Mitchell	Granada Ave
Liz Montaner	Franklin St
Pamela McLellan	Market St
MD Federation of Art	State Circle
Debra Connors	Franklin St
Laura Sullivan	Shipwright St
Jeffrey Neufeld	South St
Peter Chambliss	Prince George St
William Townsend	King George St
Richard Garrity	Taney Ave
Andrew Guise	
Diane and John Yaeger	College Ave
Tim Waller	Franklin St
Felicia Barlow	Constitution Ave
Richard Lober	Conduit St
Frederica Anderson	Franklin St
Jason Houser	Dean St
Robert Biddle	Conduit St
Allen Furth	King Charles Pl
Florence Calvert	
Chris Bucheister	Wagner St
Andres Restrepo	Charles St
Laura Souder	Green St
David Greenwood	
Giavanna O'Connell	East St
George Prokop	Prince George St
Jessie Dunleavy	Murray Ave
Melissa Wagner	Prince George St
Sheila Onuska	King George St
Gabrielle Melka	Academy St
Paige Ferguson	College Ave

*Invite your neighbors to join!*



Artists Valia Bradshaw and Kay Fuller

This month's "Spotlight On Local Business" is Gallery 57 West located --,you guessed it -- at 57 West Street. The large space features 26 juried local artists exhibiting their work in all types of mediums, such as: blown glass, watercolor, jewelry and oil paint. The Gallery is run by the Annapolis Arts Alliance and staffed by the artists themselves. On the day I visited, artists Valia Bradshaw and Kay Fuller were in residence to help the visitor with any questions about the art or the artists. It is hard to visit the store and not find something you want to take home. The wide array of works at many price-points are bound to appeal to any customer. Ward One is very fortunate to have such wonderful local talent and this shop displaying so much artwork for sale adds to the beauty of our little corner of the world.

### Gallery 57 West

57 West Street

410-263-1300

[gallery57west.com](http://gallery57west.com)

*-Contributed by JD Derderian*



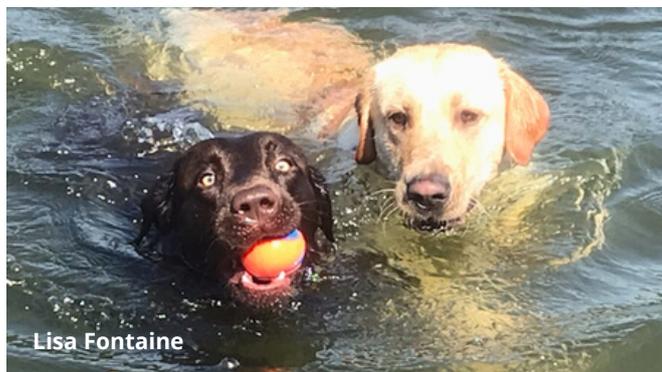
## 2021-22 Board of Directors

### Executive Board

Rick Lober – President  
Craig Harrison – Vice President  
Open – Secretary  
Marty Etzel – Treasurer

### Board of Directors

Mark Mhley – Board Member  
Jonathon Freye – Board Member  
Carolyn Patenaude – Board Member  
JD Derderian – Board Member  
Stacy Hennessey – Board Member



## Giving Back

Thank you for your donations in March. Acton Park had the largest contribution, and all items were again delivered to Asbury United Methodist on West Street. Among the myriad of social services they provide, on Wednesdays they have a food bank so our donations were happily received. We are neighbors truly helping neighbors!

Volunteers are needed! It's easy to do and rewarding knowing you've helped locally! Contact Stacy Hennessey at:  
[stacyhennessey@gmail.com](mailto:stacyhennessey@gmail.com)

Next Impactful First Sunday:  
Sunday, April 3 from 10am-6pm  
Your donations of food, hygiene and household cleaning items support Asbury United Methodist.

Drop Off Locations:  
Acton Landing Park, Lafayette Park, Fleet Street Park, Presidents Hill Community Park

–Contributed by Stacy Hennessey

March 2022

## Membership Renewal

If you need to review your WORA membership, please do via the WORA website ([wardone.org](http://wardone.org)) or via check, which can be made out to “Ward One Residents Association” and mailed to WORA, PO Box 175, Annapolis, MD 21404. Single memberships are \$20/year (and afford a single vote), household memberships are \$35/year (and afford 2 votes), and Associate memberships for businesses in Ward One or absentee-homeowners are \$25/year. If you renew a single membership, please provide us one email address. If you renew a household membership, please provide us two email addresses. Thank you for helping us “get-the-word-out” about WORA and encouraging your new and old neighbors to join!

You are receiving this Ward One Residents Association newsletter because we have you in our mailing lists. If you are a paid member, you will continue to receive the newsletter and all communications on social events & updates from WORA. To check your status or to opt out of receiving this newsletter, send an email to [treasurer@wardone.org](mailto:treasurer@wardone.org). To join as a member [click here](#).

