

## Written Comments to the Zoning Commission

### Public Access to the River and Access for Private Non-Motorized Boats

We are writing in support of Phase II public access to the water and public access for private non-motorized boats, such as kayaks and paddleboards.

#### Background

The Master Plan for the Wharf promises that the Wharf will provide public access to the water and public access for private non-motorized boats.

Under the current proposal, Phase II provides no public access to the water and no public access for private non-motorized boats.

Phase I has four public piers in shoreline of its half mile of shoreline. There are piers at approximately 11<sup>th</sup>, 10<sup>th</sup>, 9<sup>th</sup> and 7<sup>th</sup> Streets.

Navy Yards has two public access, non-motorized boat accessible piers in its shorter shoreline, at First and Fifth Streets, with at least one offering a rack for rental storage of private non-motorized boats. The planned development at Buzzard Point looks to have multiple points of public access.

It is likely that the southeastern neighborhood of the Wharf shoreline will lose an existing rental access for non-motorized boats. There is every reason to believe that Gangplank Marina will no longer rent kayak space after Phase II is completed.

The one pier in the southeastern portion of the Wharf development – Pier 4 – is apparently not open to or accessible by the public.

#### Current Phase II Plan

Under the current proposal, Phase II provides no public access to the water and no public access for private non-motorized boats, southeast of the 7<sup>th</sup> Street Pier.

As a result, there is no public access to the water and no public access for private non-motorized boats between 7<sup>th</sup> Street and the southeastern edge of the Wharf development at Pier 4 – nearly half a mile of shoreline and approximately 45% of the total shoreline within the Wharf development (measured from the eastern edge of the Fish Market to Pier 4).

Although the 7<sup>th</sup> Street Pier should be an excellent resource, by itself, it is insufficient for several reasons:

- The 7<sup>th</sup> Street Pier is located right in the middle of the Wharf, and considerable walking distance from the southeastern edge of the development.

- A development of this geographical size with so many expected visitors should have more than one recreational point of access to the water.
- The Pier has so many recreational uses that it will likely be very crowded, making it difficult for residents to safely bring boats to the end of the pier for launch.

### Proposal

M Street Landing and Waterfront Park and are each excellent candidates for the public access pier, including access for private non-motorized boats:

- These are the two main public spaces in Phase II.
- The distance between each of these sites and the Recreation Pier at 7<sup>th</sup> Street is greater than the distance between any of the piers in Phase I.
- This pier would directly serve residents of Parcels 8 and 9 of Phase II, 525 Water Street and residents of other neighborhood communities south of M Street.
- Placing a public access pier in the Phase II area will spread foot traffic with boats along the shoreline and if demand exists, offer a second site for boat rentals.

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