

# VIRGINIA WORKING WATERFRONT MASTER PLAN

(MIDDLE PENINSULA, NORTHERN NECK, EASTERN SHORE AND HAMPTON ROADS)

*Guiding communities in protecting, restoring and enhancing their water – dependent  
commercial and recreational activities*



July 27, 2016

Lewis Lawrence, MPPDC Executive Director

# HISTORICAL CONNECTION TO WATER





# ADDRESSING WORKING WATERFRONTS

## WORKING WATERFRONTS: Northern Neck, Middle Peninsula, Hampton Roads, and Accomack-Norhampton Planning District Commissions

Improving Working Waterfronts (WW) in the Region  
becoming a voice for economic and policy associated with  
Working Waterfront Issues

### Elements Forming the Virginia Coastal Zone WWF Plan

#### INDIRECT PROJECTS

2013	<b>MPPDC</b> •Explored the policy and permitting complexities of floating structures (ie. Anderson Neck, LLC)
2013	<b>National Working Waterfront Symposium</b> •Tacoma, Washington
2011	<b>NOAA/ EDA</b> • An effort to develop federal policy focused on creating community and economic tools for preserving WW. • VIMS Marine Advisory Services is partnering with the Island Institute to develop a national tool.
2011	<b>NNCBPAA and MPCBPAA</b> • Shallow water dredging policy and financing
2010	<b>MPPDC</b> • Law & Policy for Floating Homes study and report
2010	<b>National Working Waterfront Symposium</b> •Portland, Maine
2009	<b>MPPDC</b> •Funded through the Virginia Coastal Zone Management to develop new public policy to support and sustain aquaculture-working waterfront infrastructure
2008	<b>MPPDC</b> •York River Use Conflict
2007	<b>National Working Waterfront Symposium</b> •Norfolk, Virginia

#### DIRECT PROJECTS

2015-2016	<b>MPPDC</b> <b>Development of a Virginia Working Waterfront Plan</b>
2014	<b>MPCBPAA; MPPDC; and WW Coalition Project</b> • <b>Aberdeen Creek Master Plan:</b> MPCBPAA • <b>Aberdeen Creek TIF:</b> MPPDC • <b>Summit (2014):</b> MPPDC, A-NPDC & NNPDC Coalition Partners will coordinate and convene a working waterfront summit and develop a report.
2013	<b>Economic Analysis and Perrin Wharf Waterfront Revitalization</b> •VIMS Economic Analysis: Hampton, Gloucester (Aberdeen Creek), Northampton, and Weems. •MPPDC & MPCBPAA received CZM funding that helped to reorganize the first 100 ft of the pier by installing 15 new slip poles and 3 finger piers to create 9 slips for boat moorage and seafood offloading
2012-2013	<b>WW Coalition Project</b> <b>Case Studies: Working Waterfront Businesses that have Ceased Operation (2012-2013):</b> MPPDC, A-NPDC & NNPDC will report on case studies of businesses in their regions, including legacy planning.
2011-2012	<b>VIMS Marine Advisory Services</b> Received Section 309 funding from the Virginia Coastal Zone Management (CZM) Program to develop a WW Strategy for the NNPDC, MPPDC, HRPDC & A-NPDC. <b>Phase I: 4 PDC's will...</b> a. Develop a definition for WW b. Inventory WW infrastructure <b>Phase 2: 4 PDC's will... TBD</b> How Important is that piece? Comparison of infrastructure utilization region/water body
2011	<b>MPCBPAA</b> • Perrin River Commercial Seafood Harbor Master Plan funded through the VIMS Advisory Service Fisheries Resource Grant Program In conjunction with the Harbor Master Plan, Virginia DEQ CZM funded the MPCBPAA to transfer and make improvements to Perrin Wharf.





GOAL OF PLAN: *GUIDING COMMUNITIES IN  
PROTECTING, RESTORING AND ENHANCING  
THEIR WATER – DEPENDENT  
COMMERCIAL AND RECREATIONAL ACTIVITIES*





## RECOMMENDATIONS: FEDERAL GOVERNMENT ACTIONS

1. Congress should adopt a national **Working Waterfront Preservation Act**. (Congressman Rob Wittman)
2. Congress should **reinstate funding for the shallow channel-dredging** program of the Army Corps of Engineers.
3. The US Maritime Administration should **designate additional America's Marine Highway Program corridors** in Virginia.
4. The National Park Service should more actively **promote the Captain John Smith Chesapeake Bay Historic Trail**.



## RECOMMENDATIONS: STATE GOVERNMENT ACTIONS

- I. Enact a Working Waterfront Preservation Act,
  - Establish a **legislative study commission** with members representing a broad cross-section of stakeholder groups to review the long-term viability of Virginia's working waterfronts,
  - Establish a **shallow channel dredging matching grant program**,
  - Dedicate the **marine motor fuel tax and other marine related taxes/fees** to working waterfront improvements,
  - Enable localities to establish Working Waterfront Development Areas.
  - Enable localities to **classify commercial fishing vessels and related equipment as a separate class of personal property**,
  - **Expand the Port of Virginia Economic and Infrastructure Development Fund to include private investment a smaller commercial harbors**, and

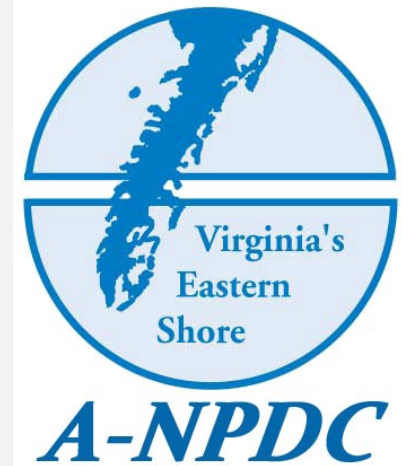


## RECOMMENDATIONS: STATE GOVERNMENT ACTIONS CONT.

2. The Governor should:
  - Issue an Executive Order establishing priority for working waterfront improvements in numerous State administered grant programs – Community Development Block Grant, Transportation Alternatives Program, Clean Water, etc.,
  - Establish an advisory group to evaluate the relaxation of State storm water and Chesapeake Bay Act regulations related to development at working waterfront locations, and
  - Charge the Commonwealth Center for Recurrent Flooding Resiliency with the long-term planning for the resiliency of select working waterfronts of regional importance.
3. The VA Port Authority should expand funding for small port and harbor improvement throughout Tidewater Virginia.
4. The Commonwealth should continue active fishery resource management and Chesapeake Bay cleanup programs.
5. The Commonwealth should establish adequate workforce development programs and facilities for the changing marine related industries.



## RECOMMENDATIONS: REGIONAL PLANNING & DEVELOPMENT ACTIONS



1. The coastal Planning District Commissions should:
  - Continue **research and planning for the preservation and redevelopment** of working waterfronts,
  - **Increase technical assistance to local governments** towards the preservation and redevelopment of working waterfronts,
  - **Serve as the test demonstration organization/site** for working waterfront preservation methods, and
  - **Create revolving loan funds** for commercial waterfront development and equipment financing.
2. Use the Public Access Authorities for future acquisition and development of select working waterfront sites.

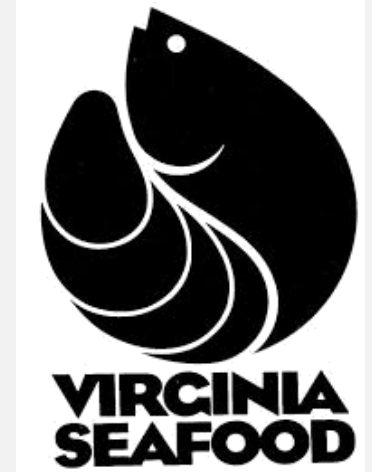




## RECOMMENDATIONS: LOCAL GOVERNMENT ACTIONS

Coastal local Governments should:

- Adopt a **working waterfront policy** as a part of the comprehensive plan or as an independent policy,
- **Establish permissive, by right, zoning policies** for working waterfronts,
- **Establish local taxation policies** that stimulate water dependent business development (personal property, real estate, BPOL, and machinery and tools taxes),
- **Extend local zoning provisions to cover land and water uses** to avoid future conflicting water uses,
- Establish a set of **development incentives** to encourage the appropriate use of working waterfronts,
- **Invest in the development** of select working waterfronts,
- Use the appropriate **development districts (EZ, Technology Zone, CDA, TIF, etc.) to achieve the desired development** objectives along the working waterfront, and
- **Plan for adaptation and resiliency** of public facilities along the waterfront.



## RECOMMENDATIONS: PRIVATE SECTOR ACTIONS

1. **Education** of the public, community leaders and decision makers on the importance of our working waterfronts to our economy and our culture.
  - Identify those who may not see value in a state wide WW Plan and help to educate
    - Some in the seafood industry have objected to government planning
2. Conduct sufficient **succession planning** to ensure continuation of marine businesses.
3. **Plan for the resiliency** of private waterfront businesses at our working waterfronts.

## SHARING THIS PLAN

- Each PDC will present the plan to their Commission
- 2<sup>nd</sup> Virginia Working Waterfront Conference - Williamsburg, VA
  - December 2, 2016
  - Invitees: Decision makers, state/local government staff, seafood industry and general public
- Seek legislation

