

Virginia Working Waterfront Master Plan

REGIONAL ENVIRONMENTAL COMMITTEE

DECEMBER 1, 2016



Background

CZM Section 309 Strategy for 2011-2016

- Cumulative and Secondary Impacts: Developing a Working Waterfronts Plan for Virginia's Coastal Zone
- Years 1 and 2: PDC working waterfronts inventories in ANPDC, HRPDC, MPPDC, and NNPDC
- Years 3 and 4: Planning and Policy Development in rural PDCs
- Year 5: Completion of final Working Waterfronts Plan for all four PDCs



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	MPPDC •Explored the policy and permitting complexities of floating structures (ie. Anderson Neck, LLC)
2013	National Working Waterfront Symposium •Tacoma, Washington
2011	NOAA/ EDA • 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	NNCBPAA and MPCBPAA • Shallow water dredging policy and financing
2010	MPPDC • Law & Policy for Floating Homes study and report
2010	National Working Waterfront Symposium •Portland, Maine
2009	MPPDC •Funded through the Virginia Coastal Zone Management to develop new public policy to support and sustain aquaculture-working waterfront infrastructure
2008	MPPDC •York River Use Conflict
2007	National Working Waterfront Symposium •Norfolk, Virginia

DIRECT PROJECTS

2015- 2016	MPPDC Development of a Virginia Working Waterfront Plan
2014	MPCBPAA; MPPDC; and WW Coalition Project • Aberdeen Creek Master Plan: MPCBPAA • Aberdeen Creek TIF: MPPDC • Summit (2014): MPPDC, A-NPDC & NNPDC Coalition Partners will coordinate and convene a working waterfront summit and develop a report.
2013	Economic Analysis and Perrin Wharf Waterfront Revitalization •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	WW Coalition Project Case Studies: Working Waterfront Businesses that have Ceased Operation (2012-2013): MPPDC, A-NPDC & NNPDC will report on case studies of businesses in their regions, including legacy planning.
2011- 2012	VIMS Marine Advisory Services Received Section 309 funding from the Virginia Coastal Zone Management (CZM) Program to develop a WW Strategy for the NNPDC, MPPDC, HRPDC & A-NPDC. Phase 1: 4 PDC's will... a. Develop a definition for WW b. Inventory WW infrastructure Phase 2: 4 PDC's will... TBD How Important is that piece? Comparison of infrastructure utilization region/water body
2011	MPCBPAA • 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

To guide communities in protecting, restoring and enhancing their water-dependent commercial and recreational activities

Recommendations - Federal

1. Congress should adopt a national **Working Waterfront Preservation Act**.
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

1. Enact a Working Waterfront Preservation Act,
 1. 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
 2. Establish a shallow channel dredging matching grant program
 3. Dedicate the marine motor fuel tax and other marine related taxes/fees to working waterfront improvements
 4. Enable localities to establish Working Waterfront Development Areas
 5. Enable localities to classify commercial fishing vessels and related equipment as a separate class of personal property
 6. Expand the Port of Virginia Economic and Infrastructure Development Fund to include private investment a smaller commercial harbors

Recommendations - State

3. 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.
4. The VA Port Authority should expand funding for small port and harbor improvement throughout Tidewater Virginia.
5. The Commonwealth should continue active fishery resource management and Chesapeake Bay cleanup programs.
6. VMRC should assess the effectiveness of its water conflict mediation process for conflicts on or over tidal waters and consider updating the process accordingly.
7. The Commonwealth should establish adequate workforce development programs and facilities for the changing marine related industries.

Recommendations - Regional

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

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),
- **Review their zoning provisions that regulate shoreline uses and uses connected to the shoreline** by a wharf, pier, dock, or similar structure to help resolve potential use conflicts and to ensure the viability of commercial water-dependent activity,
- 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

- 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.

Local Comments

Primary focus on rural areas; not as applicable for urban localities.

Working waterfronts also contribute to poor water quality.

Nontaxable, non-locally controlled working waterfronts place a significant financial burden on some localities and are exempt from local regulation, so local policies will have no impact.

Next Steps

2nd Virginia Working Waterfront Conference - Williamsburg, VA

- December 2, 2016
- Invitees: Decision makers, state/local government staff, seafood industry and general public

Consideration of plan by local governments for endorsement

Recommended Action

Recommended action:

The HRPDC staff recommends that the Regional Environmental Committee recommend that the Commission adopt a resolution of support for the Virginia Working Waterfront Master Plan.

NOW, THEREFORE BE IT RESOLVED that the Hampton Roads Planning District Commission accepts the Virginia Working Waterfront Master Plan as a policy document to help preserve or encourage the redevelopment of working waterfronts throughout coastal Virginia.