



Virginia's Working Waterfronts

Northern Neck

Regional Value

- Heritage—Since Colonial Times, residents of the Neck gathered oysters and netted fish for sustenance.
- Culture—The independence, work ethic and perseverance of commercial fishermen are well known. In the early 1900s Reedville was the wealthiest town in the nation, due to the menhaden fishery.
- Economy—Commercial and recreational charter fishing, boat building, net repair, and marinas help diversify the largely agricultural economy of the region.

Regional Challenges

- It is becoming increasingly difficult for localities to add new public water access points for commercial and recreation water uses. Land prices for waterfront land adjacent to deep water have increased, and have not seen much devaluation in the recent economic downturn. Public access to the water is critical for commercial watermen as well as for recreational purposes.

Virginia's working waterfronts are of great historic, economic and cultural value. Unfortunately, they are disappearing. It's time to find solutions.

The following organizations have come together to harvest solutions at the Virginia Working Waterfronts Workshop:

Rappahannock Yachts: An investment in the future of boating

Some background information on Rappahannock Yachts. Rappahannock Yachts operates a boatyard and marina on Carters Creek in Irvington with emphasis on yacht restoration as well as routine maintenance for both sail and power vessels. Services include wet slips, dry storage, mechanical, electrical, air conditioning, carpentry, structural fiberglass, spray painting, refinishing exteriors and interiors.

Owner Bruce Sanders developed his marine facility by acquiring and redeveloping adjacent abandoned marina and industrial sites over a 40 year period. The newest addition is the old Irvington Marina which will allow reconstruction of 110 slips, doubling the size of the boatyard and adding a residential component. The addition will expand the business to



Virginia Working Waterfront Workshop

Exchange ideas and potential strategies to keep Virginia's waterfronts working!

Wednesday, February 26, 2014

Virginia Institute of Marine Science
Eastern Shore Community College (satellite location)

Register Today! Space Limited!

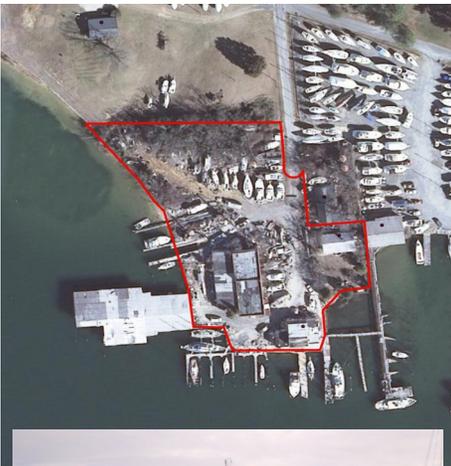
Call—Beth Polak, Virginia CZM Program (804) 698-4260

Northern Neck

12 acres. Sanders actively manages the boatyard and staff and relies on highly qualified consultants to assure the waterfront is developed according to the best environmental practices.

Demolition of the old marina site and slips has been completed and infrastructure construction is underway, but the first slips have yet to be built. The economic down turn dealt a serious blow to the marine industry and Sanders is concerned obstacles to growth in rural Lancaster county are making it difficult to attract new boaters to Irvington. For the time being, though, the waterfront near the Town of Irvington is safer and much more picturesque than before with the old marina site cleaned up. Where others saw an eyesore, Bruce Sanders saw the potential to expand his marina and turn what was once a liability into an asset for the Town of Irvington and Lancaster County,

Irvington Marina in 2007 -
BEFORE



Rappahannock Yachts Expansion Area 2013
AFTER



Value of Virginia's Working Waterfronts

Virginia is known for its rich history of maritime commerce. Today working waterfronts continue to be a force in local economies, providing critical access to coastal waters for commercial fishing, seafood processing, recreational fishing businesses, boat building, aquaculture and other water-dependent businesses. Working waterfronts are without a doubt a vital element of the culture and character of our coastal communities.

Challenges Facing Virginia's Working Waterfronts

Working Waterfronts are under pressure. These important areas are being converted to other uses, such as condominiums, hotels, restaurants or private residences. Increasing demand for waterfront properties along Virginia's coast has resulted in an increase in property values and higher costs for traditional waterfront businesses. Because of these and other factors, Virginia is slowly losing its working waterfronts – an issue that may have long-term consequences for local economies, the environment, our coastal culture and quality of life.

Contacts:

Bruce Sanders
Owner, Rappahannock Yachts
Phone: 804.438.5353

Stuart McKenzie
Environmental Planner, Northern Neck Planning District Commission
Phone: 804.333.1900 x 25

