

# **A Working Waterfronts Plan for Virginia Year 1 - Working Waterfront Infrastructure Inventory**

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Coastal areas are experiencing dramatically increased demand for residential development. This demand often results in the need for services and resources that are not compatible with the nature and character of the community that attracted the development in the first place. As a result, historic industries that support the functionality of many waterfront communities become disadvantaged by impacts of new development. Localities with working waterfronts often lack sufficient information and/or organizational capacity to effectively respond to the changes presented by increased growth and development.

This project constitutes the initial step in establishing a coastal zone-wide Working Waterfronts plan for Virginia that will serve to guide communities in protecting, restoring and enhancing their water-dependent commercial and recreational activities. The plan will help communities with existing water-dependent commercial infrastructure understand the long-term costs associated with the loss of working waterfronts, develop new policy tools to help them manage the increasing growth pressures, and build capacity to develop working waterfronts as a thriving component of local economic development.

This project, coordinated by the Virginia Institute of Marine Science/Virginia Sea Grant Marine Extension Program, supported 4 local Planning District Commissions (PDC) to develop benchmark information on the numbers, locations and characteristics of working waterfronts in their respective counties. At the outset, each PDC embarked on developing a consensus definition for its region in collaboration with its member county governments and stakeholders. The following definitions, adopted by the respective regions, provided the target infrastructure for the complete inventory:

***Hampton Roads**, Virginia, working waterfronts are areas or structures on, over, or adjacent to navigable bodies of water that provide access to the water and are used for water-dependent commercial, industrial, or government activities, including commercial fishing, recreational fishing, tourism, aquaculture, boat and ship building, boat and ship repair, boat and ship services, seafood processing, seafood sales, transportation, shipping, marine construction, and military activities.*

***Northern Neck** of Virginia, the term 'working waterfront' means real property (including support structures over water and other facilities) that provides access to coastal waters to persons engaged in commercial fishing, recreational fishing businesses, boatbuilding, aquaculture, or other water-dependent, coastal-related business and is used for, or that supports, commercial fishing, recreational fishing businesses, boatbuilding, aquaculture, or other water-dependent, coastal related business.*

***Middle Peninsula** of Virginia, the term 'working waterfront' means real property (including support structures over water and other facilities) that provides access to coastal waters to persons engaged in commercial fishing, recreational fishing businesses, boatbuilding, aquaculture, or other water-dependent, coastal-related business and is used for, or that supports, commercial fishing, recreational fishing businesses, boatbuilding, aquaculture, or other water-dependent, coastal-related business.*

***Accomack and Northampton** Counties of Virginia, the term 'working waterfront' means real property (including support structures over and adjacent to the water or inland property engaged in significant water-related activities) that provides access to coastal waters or that supports commercial fishing; recreational fishing businesses; aquaculture; ecotourism; national defense; public safety uses; marine research; shipping and rail yards; boatbuilding; support of*

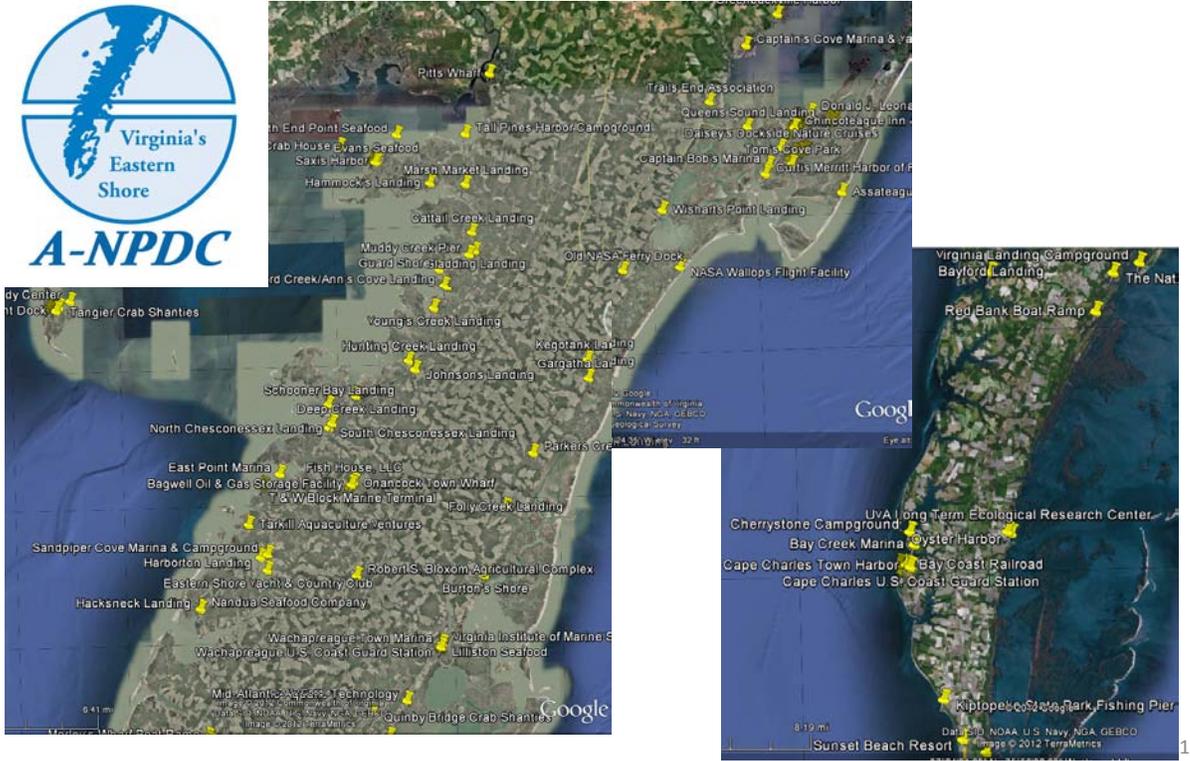
*offshore energy production; or other commercial, recreational, and industrial business.*

Over 577 discreet working waterfront locations were identified based upon the definitions adopted by each region. Those individual sites were uniformly characterized and details were documented using standard inventory protocols. Complete PDC inventories and definition reports are contained on an accompanying CD-ROM: "Developing a Working Waterfronts Plan for Virginia's Coastal Zone." *NOAA Grant No. NA111NOS4190122*. Example sites from each planning district are included in this report.

Distribution of the inventory data will be accomplished in conjunction with the Virginia Coastal Zone Management Program and local PDCs. Relevant regional data will be accessible through local public access authority web sites. Additionally, this inventory will be posted on the National Working Waterfronts Network web portal: <http://www.wateraccessus.com/>

Accomack and Northampton Counties Inventory Sites

*Eastern Shore  
Working Waterfront Infrastructure Inventory*



**Example Record of Accomack-Northampton Counties Inventory**

**Working Waterfronts Infrastructure Inventory**

Infrastructure Identification: Chincoteague Shellfish Farms  
 Infrastructure ID Number: ANA14

**Location:**

County: Accomack  
 City: Chincoteague  
 Body of Water: Assateague Channel  
 Lat/Long: 37 55' 03.28"N  
 75 22' 20.30"W  
 Route Number: State Route 2103

**Features:**

Water Access (Depth): 4-8'  
 Road Access: Yes  
 Parking: Yes  
 Wharf Condition: Good  
 Light Vehicles: Yes  
 Heavy Vehicles: Yes  
 Freight: Limited

**General Services:**

Fuel: Unknown  
 Power: Unknown  
 Water: Unknown  
 Pump Out Facilities: Unknown  
 Waste Oil Disposal: Unknown  
 Hauling Capacity: Unknown  
 Winch or Booms: Unknown  
 Repair: No  
 Supplies: No  
 Bathroom: No  
 General Store: No  
 Restaurant: No

**Commercial Fishing Services:**

Buying Station: No  
 Fish Off Loading: Yes  
 Fish Packing: Yes  
 Ice or Freezer Holds: Unknown  
 Refrigeration: Unknown  
 Bait: Unknown  
 Net Repair: No  
 Gear Loading Allowed: Unknown  
 Gear Storage Allowed: Unknown  
 Ownership: Private  
 Legacy Plan?: Unknown

**Comments:** Facility consists of a hatchery and packing plant. with wooden dock for offloading of product.

ID Number: ANA14  
Identification: Chincoteague Shellfish Farms



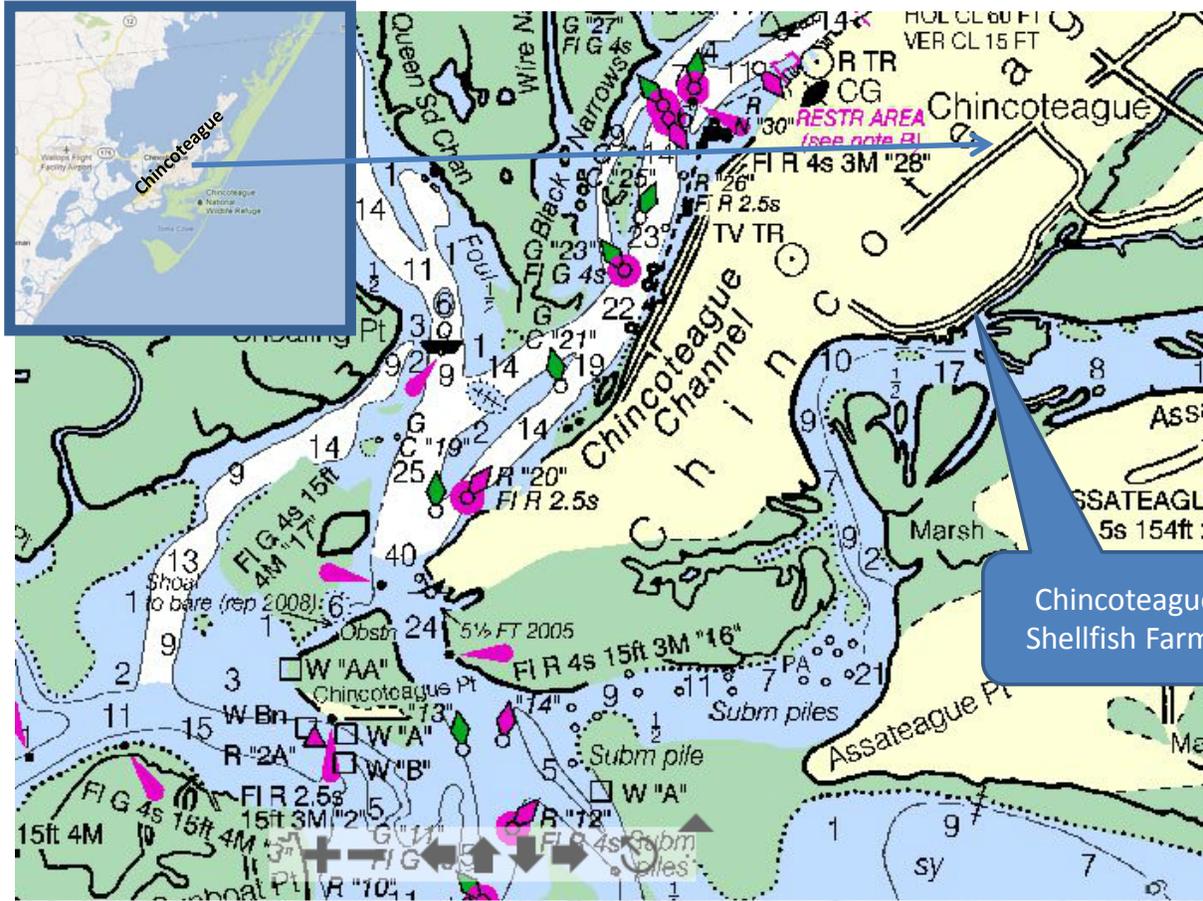
Overhead view of property from Google Earth (above)



Eastern view of hatchery(from Accomack Co.) (above)



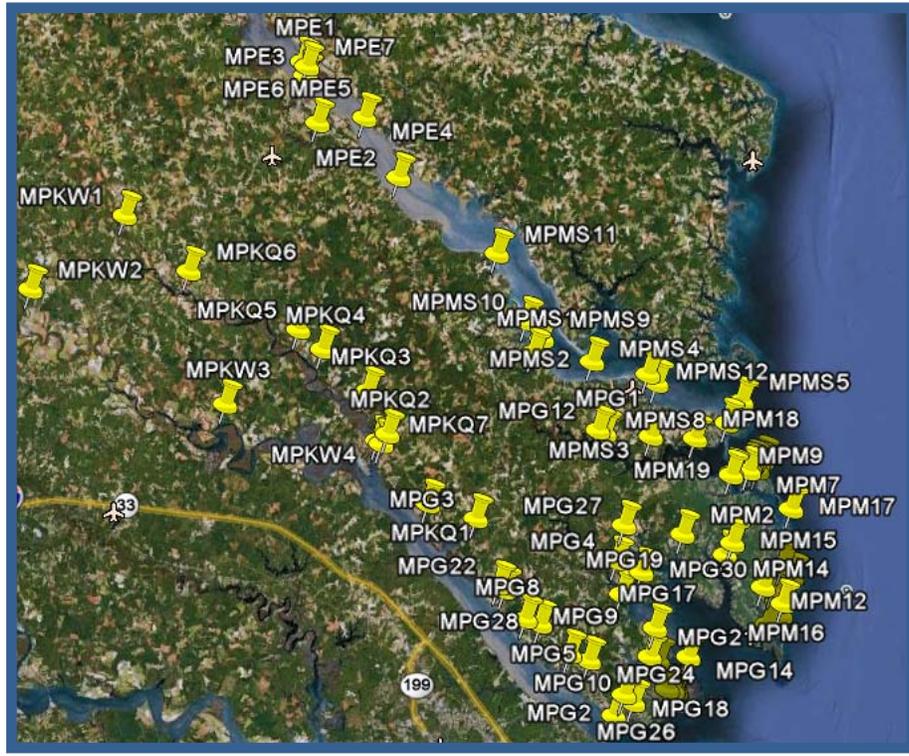
Eastern view of retail market and processing facility (from Accomack Co.) (above)



Chincoteague Shellfish Farms

Middle Peninsula Region Inventory Sites

*Middle Peninsula of Virginia  
Working Waterfront Infrastructure Inventory*



 Working Waterfront Infrastructure Locations

## Example Record of Middle Peninsula Region Inventory

### Working Waterfronts Infrastructure Inventory

Infrastructure Identification: June Parker Marina

Infrastructure ID Number: MPE1

**Location:**

County	Essex
City	Town of Tappahannock
Body of Water	Rappahannock River
Lat/Long	37 56' 00.22"N 76 51' 50.94"W
Route Number	VA Primary Highway 17

**Features:**

Water Access (Depth)	4'
Road Access	Yes
Parking	Yes
Wharf Condition	Good
Light Vehicles	Yes
Heavy Vehicles	Yes
Freight	Unknown

**General Services:**

Fuel	Yes
Power	Yes
Water	Yes
Pump Out Facilities	Yes
Waste Oil Disposal	unknown
Hauling Capacity	Yes
Winch or Booms	Yes
Repair	Yes
Supplies	Yes
Bathroom	Yes
General Store	Yes
Restaurant	No

**Commercial Fishing Services:**

Buying Station	No
Fish Off Loading	No
Fish Packing	No
Ice or Freezer Holds	Yes
Refrigeration	No
Bait	Yes
Net Repair	No
Gear Loading Allowed	unknown
Gear Storage Allowed	unknown

Ownership: Private

Legacy Plan?: unknown

**Comments:**

Dry stack storage, wet slips, gas, launch ramp for a fee and seasonal pass available, boat detailing, covered and uncovered boat and trailer storage.

ID Number: MPE1  
Identification: June Parker Marina



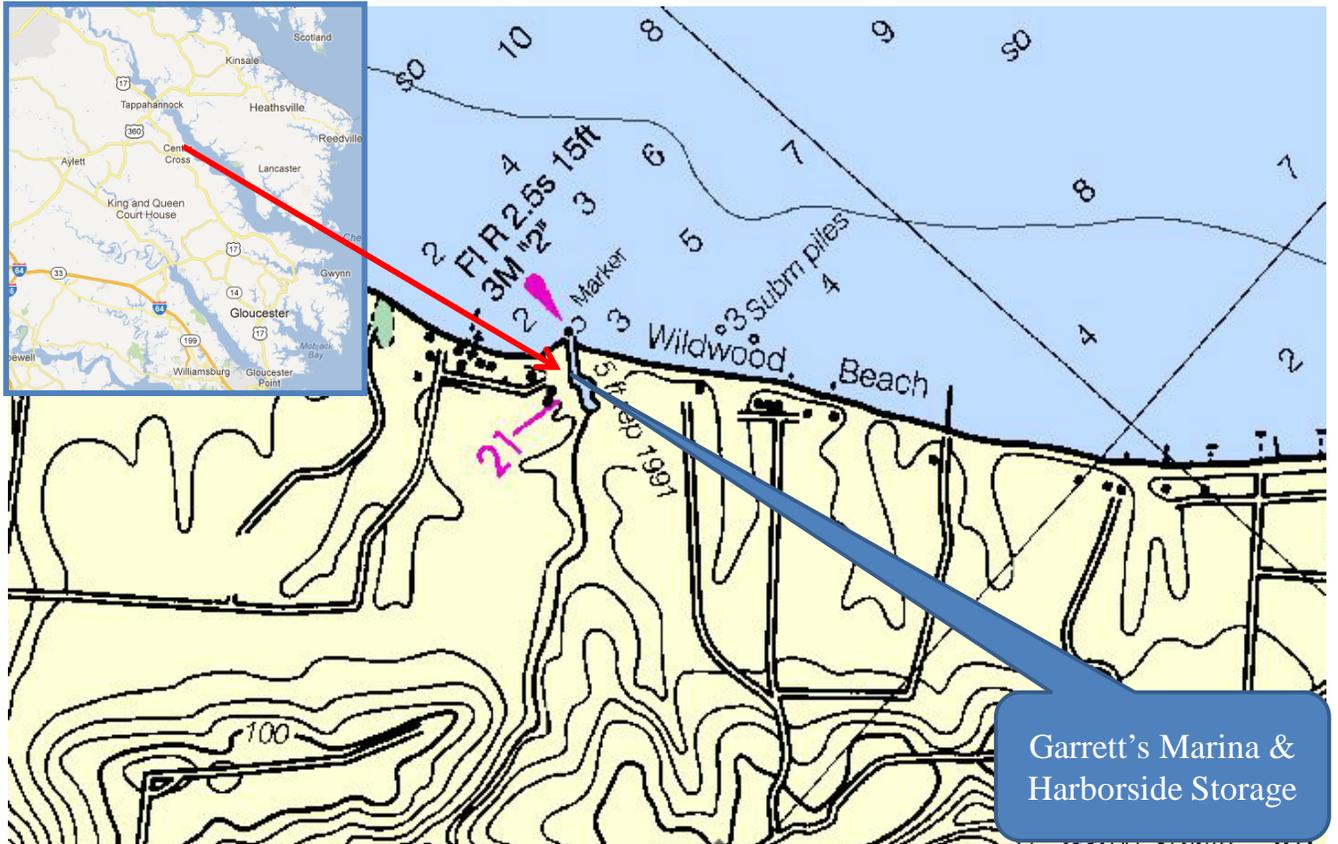
Overhead View from Google Earth (above)



View from parking lot toward Boat Launch & Docks (above)



Boat Launch Entrance & Fee Station (above)





**Example Record - Northern Neck Region Inventory Sites**

**Working Waterfronts Infrastructure Inventory**

Infrastructure Identification: Ingram Bay Marina  
 Infrastructure ID Number: NNN3

**Location:**

County Northumberland  
 City Heathsville  
 Body of Water Towles Creek  
 Lat/Long 37° 48' 11.574" N  
 -76° 18' 34.7868" W  
 Route Number Rt. 609, Harvey's Neck Road

**Features:**

Water Access (Depth) 6.5'  
 Road Access Yes  
 Parking Yes  
 Wharf Condition Good  
 Light Vehicles Yes  
 Heavy Vehicles Unk  
 Freight Unk

**General Services:**

Fuel Yes  
 Power Yes  
 Water Yes  
 Pump Out Facilities Yes  
 Waste Oil Disposal Unk  
 Hauling Capacity Unk  
 Winch or Booms Unk

**Commercial Fishing Services:**

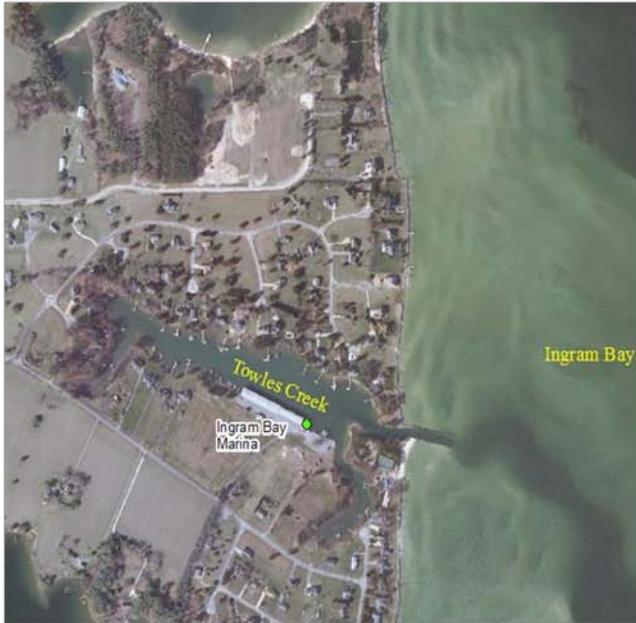
Buying Station Unk  
 Fish Off Loading Unk  
 Fish Packing Unk  
 Ice or Freezer Holds Yes, Ice  
 Refrigeration Unk  
 Bait Yes  
 Net Repair Unk  
 Gear Loading Allowed Unk  
 Gear Storage Allowed Unk

Repair Unk  
 Supplies Yes  
 Bathroom Yes  
 General Store Yes  
 Restaurant No

**Comments:** Marina, 55 slips (some covered), boat ramp, rental cabins, boat rentals, Phone (804 ) 580-7292.

Ownership Private  
 Legacy Plan? Unk

ID Number: NNN3  
Identification: Ingram Bay Marina



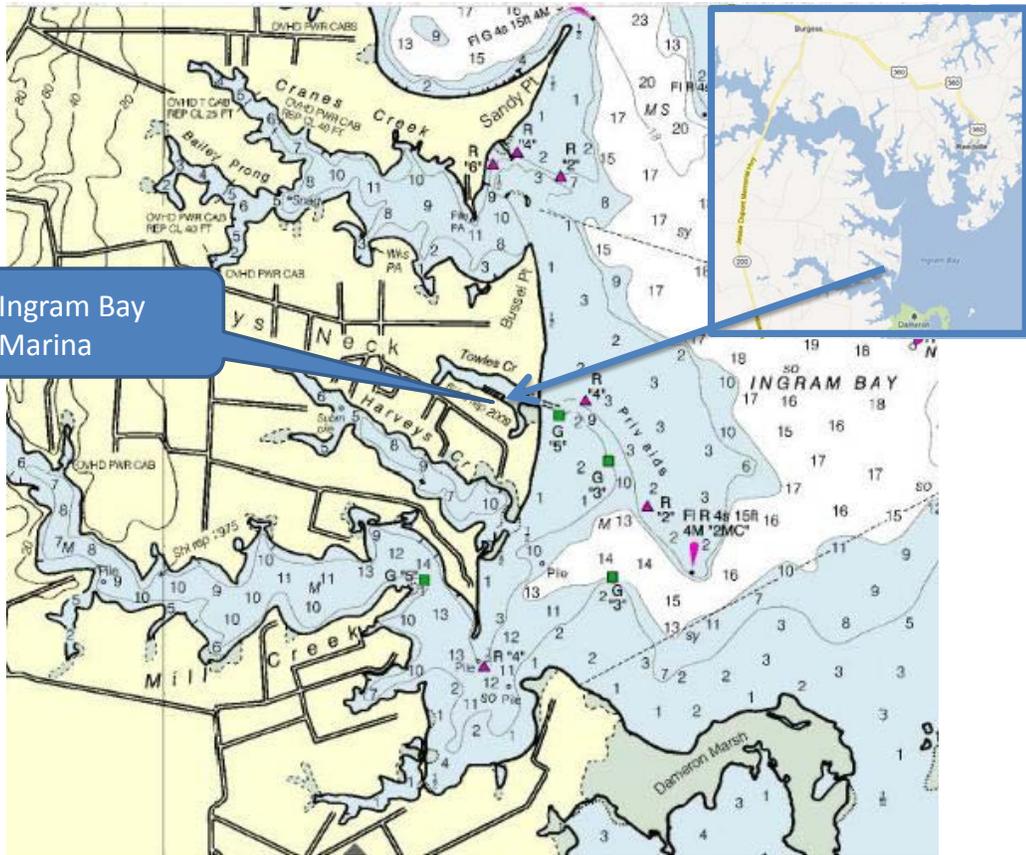
Overhead View from 2009  
VBMP Aerial Photos



Close up Aerial View



View from land.



Ingram Bay  
Marina

# Example Record - Hampton Roads Region Inventory Sites

## Working Waterfronts Infrastructure Inventory

Infrastructure Identification: Deep Creek Landing  
 Infrastructure ID Number: HRWWF-132

### Location:

County	Newport News
City	Newport News
Body of Water	Deep Creek
Lat/Long	37.085569 N 76.524095W
Route Number	Menchville Road

### Features:

Water Access (Depth)	4'
Road Access	Yes
Parking	Yes
Wharf Condition	Unknown
Light Vehicles	Unknown
Heavy Vehicles	Unknown
Freight	Unknown

### General Services:

Fuel	Yes
Power	Unknown
Water	Unknown
Pump Out Facilities	Yes
Waste Oil Disposal	Unknown
Hauling Capacity	Yes
Winch or Booms	Unknown
Repair	Yes
Supplies	Yes
Bathroom	Yes
General Store	Yes
Restaurant	Unknown

### Commercial Fishing Services:

Buying Station	Unknown
Fish Off Loading	Unknown
Fish Packing	Unknown
Ice or Freezer Holds	Unknown
Refrigeration	Unknown
Bait	Yes
Net Repair	Unknown
Gear Loading Allowed	Unknown
Gear Storage Allowed	Unknown
Ownership	Private
Legacy Plan?	Unknown

Comments: Marina

ID Number: HRWWF-132  
Name: Deep Creek Landing



Data Source: Virginia Base Mapping Project

