

# The Vanishing Edge - Access Problems Facing Water Dependent Industries

*Thomas J. Murray*

*Marine Business Specialist*

Virginia Institute of Marine Science,  
College of William and Mary  
Gloucester Point, Virginia  
"Accessing Our Waters"



# Closing the Shoreline:

Conversion of  
Working Waterfront-  
Fish Houses, Marinas  
and Boatyards to  
Residential  
Developments in the  
U.S.



Many Slides  
Courtesy of Tiffany  
Smythe, URI

# Overview

- a brief orientation to “the conversion problem”
- analysis of conversions as a policy problem

# The "Conversion Problem"

## NEWS HEADLINES

- **"Builders Put Squeeze on Boaters: Marina Slips in Tight Supply as Condos Encroach"**  
*July 6, 2004, The New York Times*
- **"Marino marina is up for sale, condos possible"**  
*April 26, 2005, The Boston Herald*
- **"Boatyards targeted for condos"**  
*March 6, 2005, Daytona Beach News-Journal*

## THE FLORIDA CASE

- ▶ **"Martin County, FL proposes 'no net loss' policy for marinas and boatyards"**  
*March 9, 2005, Ft. Lauderdale Sun Sentinel*
- ▶ **"Working Waterfront Protection Act"**  
HB 955, Florida House, June 2005

## NATIONAL INDUSTRY RESPONSE

- ▶ **"Water Access Task Force Added to Grow Boating Initiative"**  
*May 12, 2005, National Marine Mfrs. Assn.*  
"trends toward diminishing access"  
"preserving, promoting, developing boating access facilities"

# Framing The Issue:

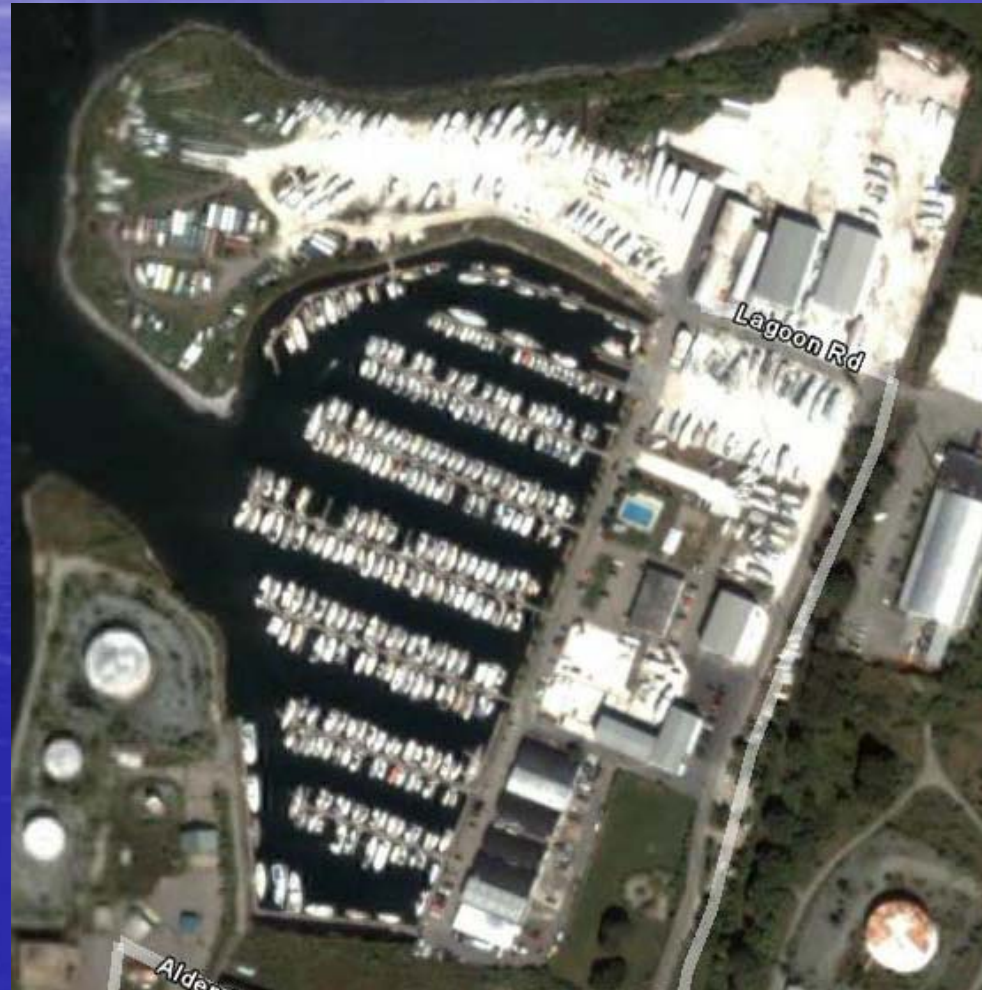
What is lost when a marina or boatyard is converted, and why is this a policy problem?



Image credit: [www.randallswarf.com](http://www.randallswarf.com), accessed 5.12.06

# In-water, Transitional, and Upland Water-dependent Uses

- In-water
  - Piers, floating docks, moorings
- Land/water transition
  - Boat ramp, TraveLift, crane
  - Fuel/pump-out facilities
- Upland
  - Indoor/outdoor workspace
  - Workshops: metalwork, mechanical, electrical, rigging, sail loft
  - Storage/parking
  - Ship's store
  - Showers, laundry, ice



New England Boatworks, Portsmouth, RI:  
24.15 acres upland; ½ mile shoreline  
*Image credit: Google Earth, accessed 5.12.06*

# The “Goods” of Marinas and Boatyards

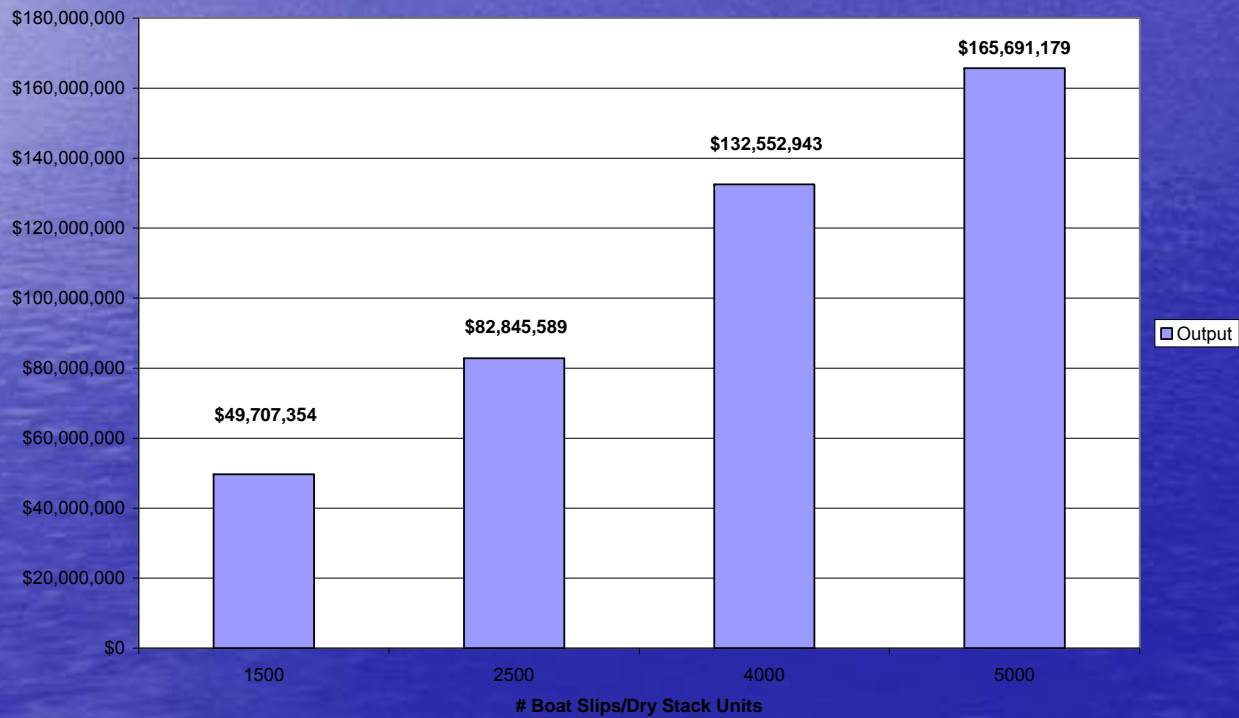
- Water access
  - Physical “link” between land and water
  - Not just boaters
  - Visual access
- “Service” access
  - Haulout, pumpout, fuel
- Working waterfront
  - Recreational vs. commercial
- Economic activity
  - Marine trades jobs
  - Recreation industry
- Prevent urbanization and “closing” of the shoreline
  - Maintain viewshed
- Character
  - “traditional”
  - Visual interest
  - tourism
- Hazard mitigation
  - Boat evacuation
  - Floodplain development

# Marinas and Boatyards Need UPLAND SPACE



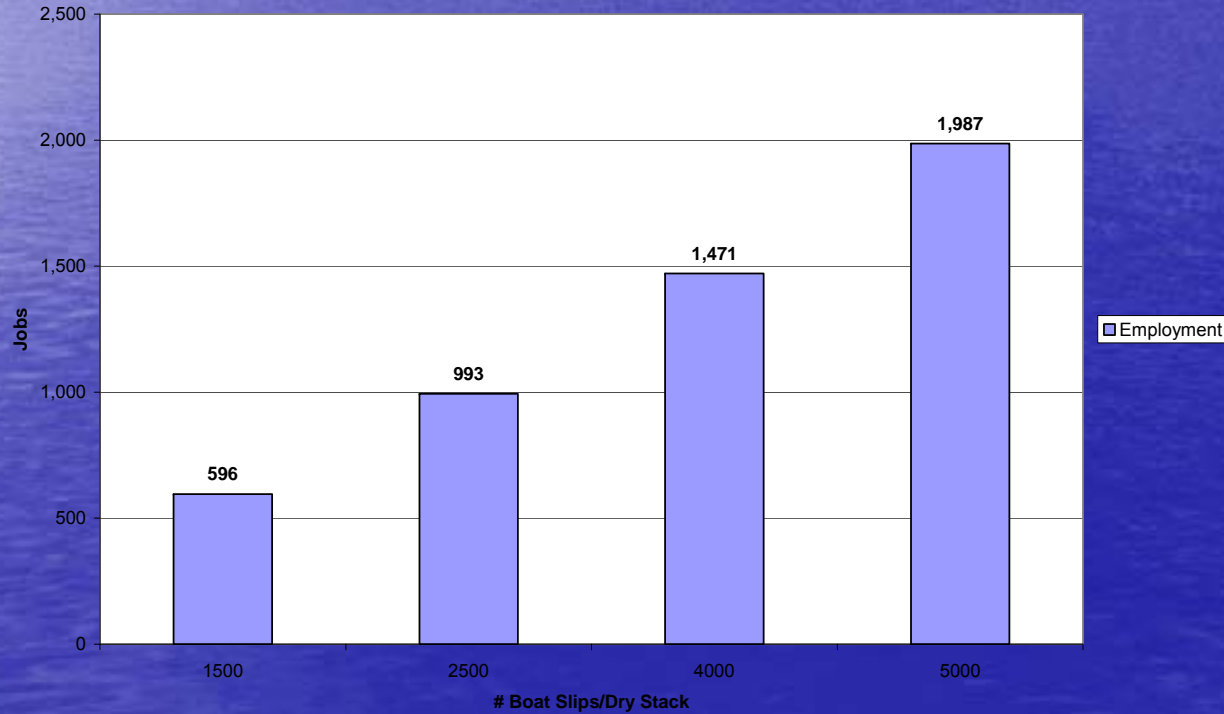
# May 2006 Report to Broward County for MIASF

**Economic Output Associated with Availability of Boat Slips and Dry Stack Storage Broward County 2006**



# Impacts measured in jobs

Employment Associated with Varying Levels of Slip/Dry Stack Availability- Broward County, 2006



# Summary for Broward 2006

- Recreational watercraft measuring 26' and greater, spend an average of \$14,150 annually.
- expenditures multiply throughout Broward County, the total impact on local sales is estimated to be \$33,100 per watercraft.
- The difference between local sales impacts associated with the use of 5,000 slips vs. 1,500 slips is estimated to be in excess of \$115,000,000 annually.

# It's Not About Just Boats!

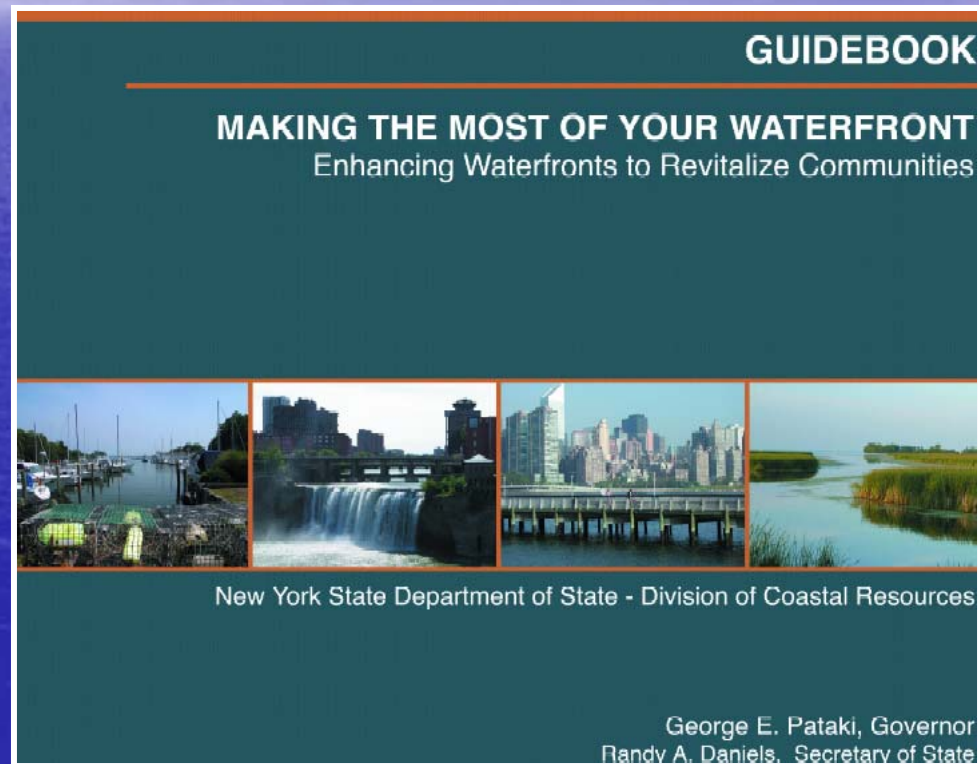
- The difference in employment levels associated with 5,000 slips vs. 1,500 slips equates to approximately 1,400 full time employments. This level of employment is needed to support the higher levels of boating access and use.
- Recreational watercraft located in Broward County generate 1 job for every three slips occupied.

# Impact measured in taxes

- Each occupied watercraft slip generates approximately \$21,000 in economic value-added, contributing over \$600 in business taxes to the local economy.

# Are Conversions a Problem in the Northeastern U.S.?

- Anecdotal evidence
  - Newspaper
  - Word of mouth
- Coastal programs
  - Interviews with coastal zone managers
  - *(Interviews with marine trades associations)*
  - Institutional analysis



*New York State Local Waterfront Revitalization Program Guidebook, [www.nyswaterfronts.com](http://www.nyswaterfronts.com), accessed 5.12.06*

# Findings

## *Question:*

Are there, or have there been, conversions of marina/boatyard properties into residential development in your state?

## *Goal:*

to assess the scope of marina/boatyard conversions in the northeast

## ***Finding:***

- **Inconclusive; need more information**
- Information gaps
  - Anecdotal answers
  - Uncertainty about scope of problem
  - inconsistency between CZM and trade assn answers

# Information Gaps

- ▶ *"I don't have any statistics and **we don't really keep track of this.**"*
- ▶ *"The reason why I couldn't come up with any specific ones for you....[is] because those are primarily done at the local level, and **we have no way of knowing what's going on.**"*

# *Lack of Monitoring and Reporting:* **A Function of Institutional Design**

- Devolved to municipalities
  - Similar to federal/state arrangement of CZMA
- Direct permitting
  - Databases not conducive to searching
- Regional coordinators
  - Differing relationships with coastal communities

# *Lack of Monitoring and Reporting:* **A Function of Regulatory Jurisdiction**

- Regulatory authority stops at MHW line\*
  - (MA, CT, NY)\*
  - Splits a marina/boatyard property into land/water elements
- Regulatory authority above MHW line is limited and inconsistent

# Issues

- Local interests vs. state interests
- Jurisdictional issues
- Cumulative impacts of land use change
- Broader criticism of the CZMP: need for monitoring, reporting, and assessment

# Next Steps Should Include:

- Scope of conversion problem Nationwide is still unclear
- Educate policymakers and the general public on the *values* and *needs* of working waterfronts
- Engage state coastal programs and local planning boards in monitoring and reporting
- Great, but where to start?

# Share local, state, and national-level initiatives that are addressing water access



Questions?

Contact: Tom Murray, Virginia Sea Grant  
804/684-7190  
tjm@vims.edu

Or visit the conference Web site:

[www.wateraccess2007.com](http://www.wateraccess2007.com)

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## Working Waterways and Waterfronts 2007

A National Symposium  
on Water Access

May 9-11, 2007

Sheraton Norfolk Waterside  
Norfolk, VA

NONPROFIT ORGANIZATION  
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# Working Waterways & Waterfronts 2007

## Symposium

May 9-11, 2007

Norfolk, Virginia

### Audience

Coastal area managers and planners, public officials, resource agency staff, water-dependent industries (fishing, marinas, boat yards, etc.), non-government organizations, the legal profession, and national, state, and local government legislative staff.

# Rationale

- Coastal communities and water-dependent industries face difficult but critical challenges: how to balance development pressures, recreational demands, and tourism with strategies for community development and business growth that are equitable and sustainable.

# Particularly a Small Business Challenge

- Water-dependent enterprises--traditionally small businesses engaged in fisheries, recreation, tourism and marine trades--are at risk.

# Local Decision-makers Need Help

- As a result, land use planners, politicians, and decision makers are not equipped to make reasonable decisions about waterfront development, and the inclusion or exclusion of water-based and water-dependent industries.

# About the Symposium

- This symposium educate attendees about local, state, and national-level initiatives that address water access and develop management approaches to the access dilemma.

# About the Symposium

- A three-day symposium will serve as a catalyst

# 2006 Call for Abstracts for Presentations

- "National Water Access and Waterfronts Symposium"
- Funding Priorities

# Topical areas solicited

- Potential presentations may include but are not limited to the following:
- Examine the causes of decline in working waterfronts;
- Evaluate public policy and regulatory and non-regulatory tools that may affect the rate of public to private conversion of waterfronts and waterway access points;
- Develop methods of determining community sustainability goals that assist public policy decision makers in managing coastal communities and water dependent businesses;
- Evaluate social and economic costs and benefits derived from public to private conversion of waterfronts and waterway access points;

# Topics continued:

- Analyze incentives to retain water-dependent and water-related facilities that serve public needs and values;
- Introduce legal concepts for the most common issues that give rise to coastal and marine conflicts, and evaluate alternative resolution mechanisms;
- Report on case studies of assisting coastal communities that have endured declines in economic base to refocus and utilize existing water access facilities/spaces to their economic and environmental advantage;

# More on topics!

- Characterize, map & forecast current and future supply and demand of water-dependent infrastructure.
- Presentations on local, county, and state level waterfront development planning and policy development that seeks to incorporate and balance marine activities and water dependent uses.

Emphasis on experiences and case studies such as, but not limited to, the following:

- Water use zoning/access strategies that have been tried or are pending.
- Assimilation of model coastal community ordinances as they relate to removing disconnects between land use planning and boating access.
- Controversial conversions (marinas, boat yards, fish docks, boat ramps).
- Dealing with dredging impediments and protocols that do not foster proper maintenance of existing access and waterways.
- Existing inventories of public and private sites for potential development.
- Recent and pending local, state and national legislation on working waterfronts and "green belting."

# Exchange Ideas and Find Collaborators

- a unique opportunity for coastal zone, city and regional planners, public officials, resource agency staff, water-based enterprises (marinas, boat yards, etc.), academics, aquatic resource educators, fishery management professionals, and the fishing and boating industries to exchange ideas and develop potential collaboration strategies that address public access needs.

# Conference Steering Committee

- Jim Connors, Coastal States Organization (CSO) & Maine Coastal Program
- Monita Fontaine, National Marine Manufacturers Association (NMMA)
- Bob Goodwin, Washington State Sea Grant Program, Retired
- Leigh Johnson, California Sea Grant Program
- Julie McQuade, States Organization for Boating Access (SOBA)
- John Sprague, Marine Industries Association of Florida (MIAF)
- Natalie Springuel, Maine Sea Grant Program
- Bob Swett, Florida Sea Grant Program
- Jack Thigpen, North Carolina Sea Grant Program
- Mike Liffman, Louisiana Sea Grant Program

# Conference Steering Committee Chairs

- Ryck Lydecker, Boat Owners Association of the United States (BOAT US)
- Tom Murray, Virginia Sea Grant Program

# Learn More

- Stay tuned as the program continues to take shape.
- <http://www.wateraccess2007.com>

