

The Sustainable Working Waterfronts Toolkit

Connecting Decision-makers, Landowners, and Users with Information and Tools for Preserving and Enhancing our Nation's Working Waterfronts



Bob Swett
Florida Sea Grant
May 29, 2013

The National Working Waterfront Network

Mission:

Increase the capacity of communities to make decisions, balance diverse uses, ensure access and plan for the future.



Objectives:

- Research, educate about, and celebrate WWFs;
- Provide access to information; and
- Strengthen a network of diverse partners.



Project Team

Island Institute (PI) – Nick Battista & Caitlin Cleaver

CEI – Hugh Cowperthwaite & Richard Clime

Florida Sea Grant – Bob Swett & Alan Hodges

Maine Sea Grant – Natalie Springuel & Kristen Grant

National Sea Grant Law Center – Stephanie Showalter Otts

Virginia Sea Grant – Lisa Lawrence

Urban Harbors Institute – Jack Wiggin & Allison Novelty



Key Research Finding: Importance of Working Waterfronts

FOOD

CULTURE

Trade

History

Jobs

RECREATION





SUSTAINABLE WORKING WATERFRONTS TOOLKIT

- Community
- Financing
- Law & Policy
- Economics
- Tools in Action
- Historic Trends

National Working Waterfront Network



Thu May 9, 2013

Information for...

- Decision & Policy Makers
- Waterfront Landowners
- Waterfront Users

Working Waterfronts Newsletter

- Subscribe
- Unsubscribe

enter email

Submit

Site Tools

- Case Studies
- Working Waterfront Community Center
- Glossary
- About Us
- Site Map
- Contact

The National Working Waterfront Network increases the capacity of coastal communities and stakeholders to make informed decisions, balance diverse uses, ensure access, and plan for the future of working waterfronts and waterways.

What are working waterfronts?

Working waterfronts are waterfront lands, waterfront infrastructure, and waterways that are used for a water-dependent activity, such as ports, small recreational boat harbors, fishing docks, and hundreds of other places across the country where people use and access the water.

Who are we?

Municipalities, State and Federal agencies, Nonprofits, Universities, Sea Grant programs, Businesses, Industry Associations, and Individuals dedicated to supporting and enhancing our nation's working waterfronts and waterways.

What do we do?

- Cooperate to research and celebrate our nation's working waterfronts and waterways;
- Provide our partners with access to the historical, economic, financial, and policy information and resources they need to address issues on working waterfronts and waterways at the local, state, regional, and national level; and
- Maintain and strengthen a diverse network of partners who collaborate internally and act as liaisons to their stakeholders and communities.

What can you do?

This website contains lots of information, data, and tools that individuals, communities, and governments at all levels can use to develop, inform, and enhance their sustainable working waterfront initiatives. The compilation of this information was made possible by a grant from the U.S. Department of Commerce's Economic Development Administration. To learn more, follow the links below to access the various sections of the Sustainable Working Waterfronts Toolkit:

- Financing
- Law & Policy
- Economics
- Tools in Action
- Historic Trends
- About the Toolkit (with links to the Final Report)

To stay informed about NWWN activities, sign up to receive our newsletter (see left column) and join the **NWWN Community Center**.

Google Custom Search



What's the NWWN Community Center?

The Community Center (powered by the NING platform) builds personal connections among individuals involved with working waterfront issues around the country. **Please join us.**

Latest Activity on Working Waterfronts

Stephanie Showalter Otts po...
Stephanie Showalter Otts posted a status "Recent Toolkit press release from the Island Institute - <http://ning.it/11TKLIX>"
May 8, 2013 8:21:33 PM

Stephanie Showalter Otts po...
Stephanie Showalter Otts posted a status "The Working Harbor Committee picked up the NWWN Press Release - <http://ning.it/11jERoH>"
May 8, 2013 6:23:16 PM

Ms Nina Dalima is now a mem...
Ms Nina Dalima is now a member of Working Waterfronts
May 8, 2013 1:37:41 PM



Who is the Toolkit for?

- **Decision and Policy Makers** interested in learning more about land use planning, financing, and regulatory tools that can be implemented on behalf of the public, private landowners, and waterfront users.
- **Waterfront Landowners** seeking to take advantage of tools and government programs to preserve the working status of their waterfront land.
- **Waterfront Users** interested in learning more about working waterfront initiatives and how to encourage communities to get involved.



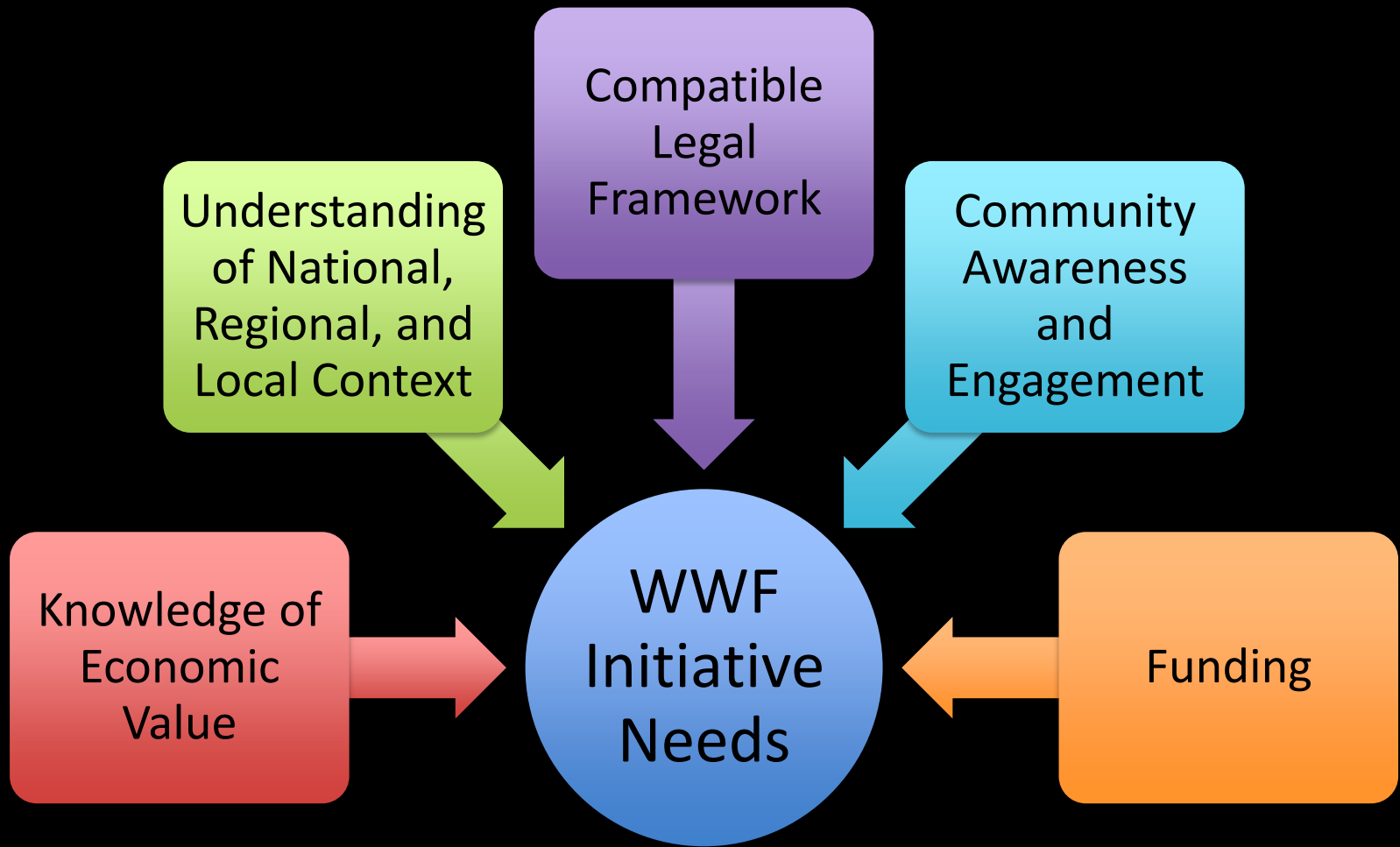
Toolkit Contents

- A **historic overview** of trends and **drivers of change** in working waterfronts and water-dependent industries over time and today;
- An **economic analysis** of the U.S. ocean economy;
- A database of **financing tools** and descriptions of **law and policy tools** to increase the capacity of communities to preserve working waterfronts;
- Guidance for implementation including **case studies** and related resources.



How can the Toolkit be Used?





History, Status and Trends of Working Waterfronts



Urban Harbors Institute
University of Massachusetts Boston



History of Working Waterfronts

Country founded on coastal settlements: mercantile outposts became today's major cities.

Natural resource-based industries: fishing, whaling, lumber for shipbuilding

Water transportation: trans-oceanic, coastwise, riverine, canals

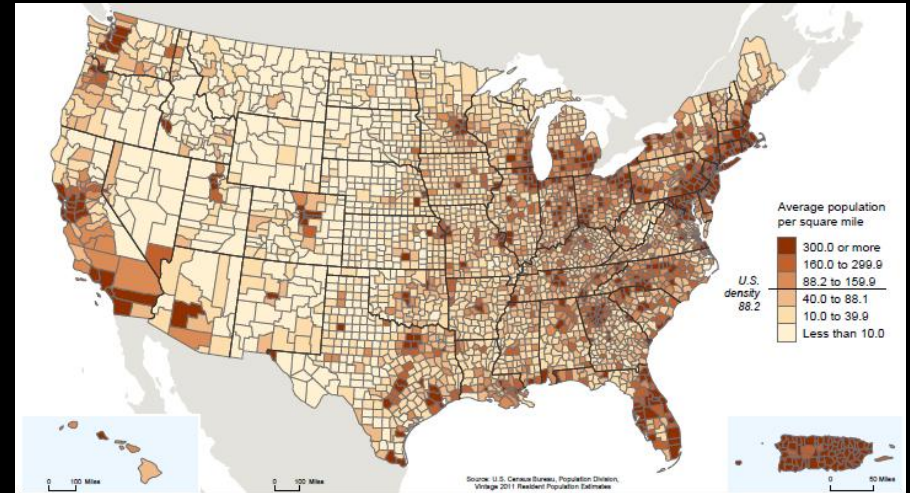
Support military engagements, national defense

Some regional differences: oil and gas, fishing, recreational boating



Working Waterfronts and Waterfront Industries: Drivers of Change and Trends

1. Historical
2. Contemporary
 - a) Demographics
 - b) Economic
 - coastal property values
 - Cost of dredging and infrastructure



c) Technological

Offshore renewable energy

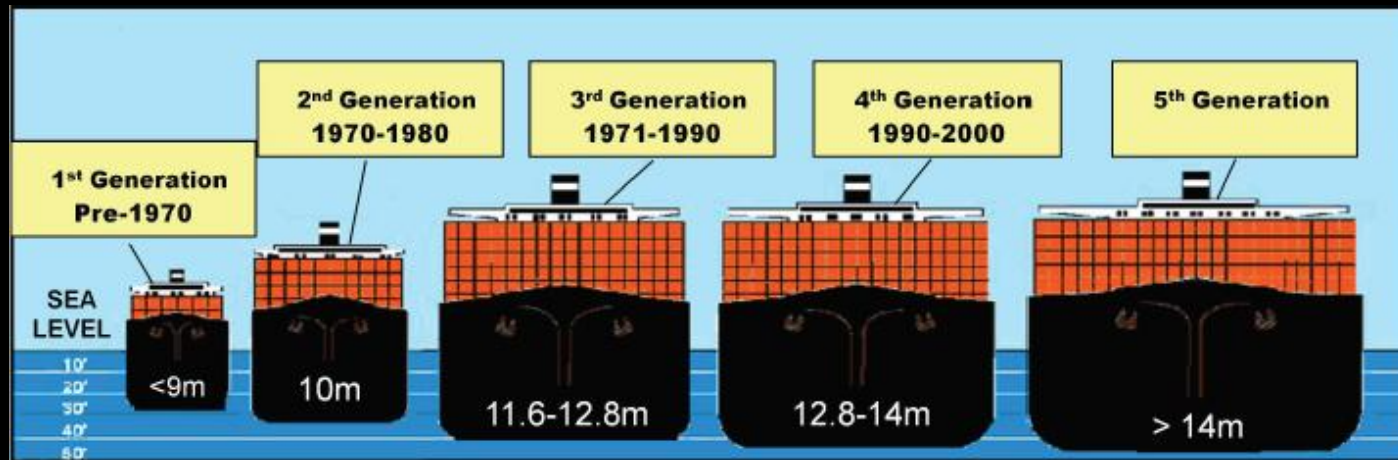
Wind

Hydrokinetics

Port development

Post-Panamax ships

Short sea shipping



d) Regulatory
Fishing



Environmental
Coastal resources
Water quality



e) Climate Change



©2012 Google



Economic Analysis of Working Waterfronts



Florida Sea Grant



U.S. OCEAN ECONOMIC REGIONS

Pacific - Northwest

Great Lakes - West

Great Lakes - East

Atlantic - North

Pacific - California

Atlantic - Middle

Gulf of Mexico - West

Gulf of Mexico - East

Atlantic - South

Pacific - Alaska

Pacific - Hawaii

The principal source of data was the National Ocean Economics Program (NOEP)

www.oceaneconomics.org

MARINE LIVING RESOURCES SECTOR



MARINE TRANSPORTATION SECTOR

Cruise Season

Photo by Port of San Diego



Water Taxi



Container Ship at Port in Boston

SHIP AND BOAT BUILDING AND REPAIR SECTOR

Todd Shipyard in Seattle



*Photo by Washington State
Dept of Transportation*



Photo by CreativeLena

OFFSHORE MINERALS SECTOR



Oil Refinery

Photo by Louis Vest



Oil Drilling Platform

Photo by Mike Baird



Sand Mining

Photo by USACE

COASTAL & MARINE TOURISM SECTOR



Recreational Boating



Boat Dealer & Marina



Recreational Fishing

Photo by Virginia Sea Grant



At The Beach

Photo by Parker Knight

OCEAN ECONOMIC ACTIVITY - 2009

- 130,855 businesses
- 2.4 million full-time & part-time jobs
- \$84 billion in wages & benefits
- \$217 billion in GDP

- 3.4% of total GDP
- 4.9% of total employment



OCEAN ECONOMIC ACTIVITY - 2009

- 6.8 million full-time & part-time jobs
 - \$284 billion in wages & benefits
 - \$645 billion in GDP
-
- **2.8 to 3.4 times direct effects due to first round spending alone**



SHARE OF OCEAN ECONOMY JOBS, WAGES AND GROSS DOMESTIC PRODUCT IN 2009

U.S. Coastal Region	U.S. Ocean Economy		
	Employment	Wages	Gross Domestic Product
Atlantic - North	18.3%	15.3%	12.1%
Atlantic - Middle	13.5%	11.9%	7.8%
Atlantic - South	10.8%	7.3%	6.6%
Gulf of Mexico - East	8.4%	5.6%	5.0%
Gulf of Mexico - West	9.9%	23.7%	38.3%
Pacific - Hawaii	3.9%	3.4%	2.4%
Pacific - California	17.8%	18.3%	14.1%
Pacific - Northwest	5.0%	5.6%	4.5%
Pacific - Alaska	1.6%	2.3%	4.0%
Great Lakes - East	3.8%	2.1%	1.6%
Great Lakes - West	7.0%	4.4%	3.6%
All Regions	100%	100%	100%

FUTURE PROSPECTS

PREDICTED NEGATIVE GROWTH

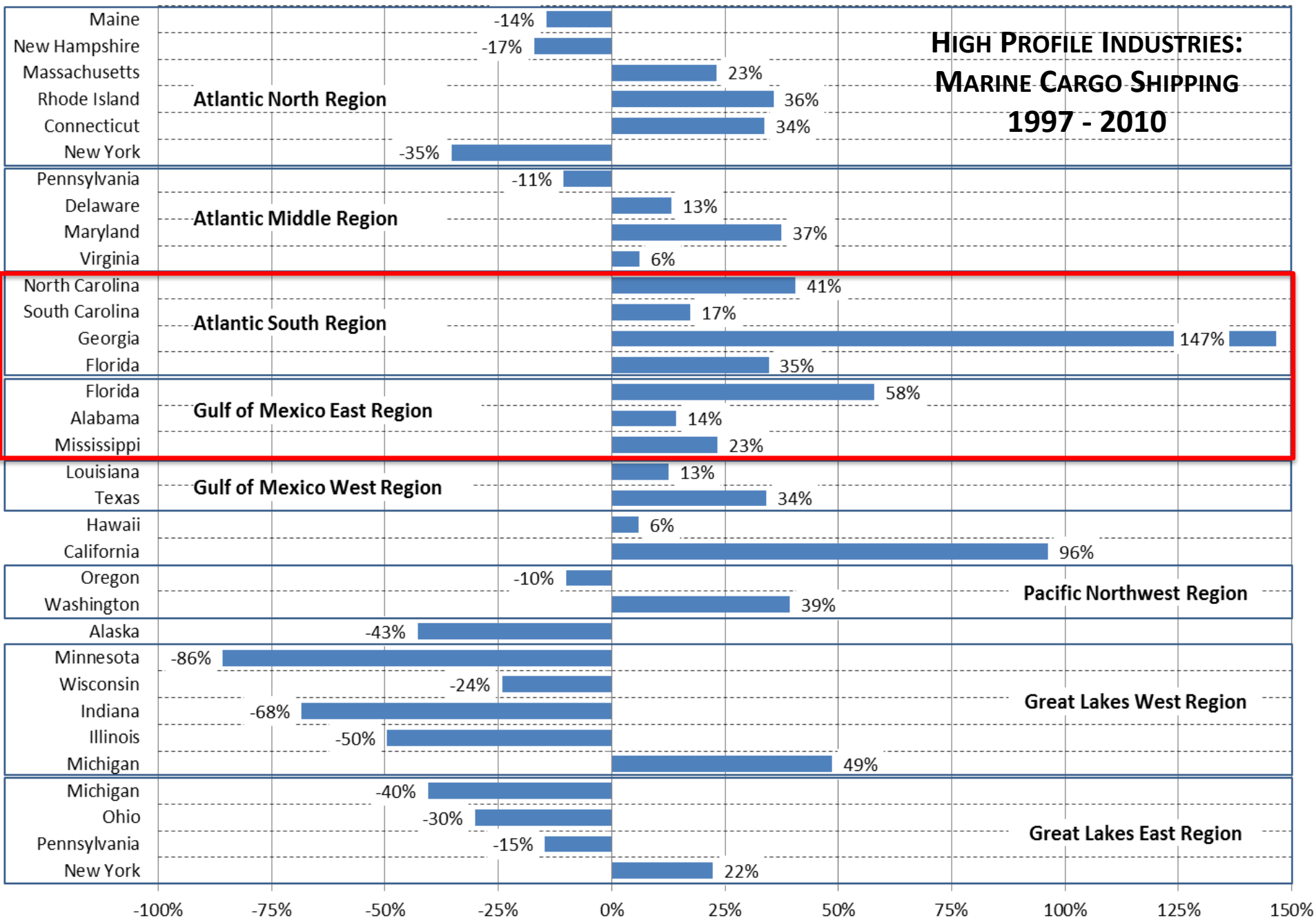
U.S. Coastal State	U.S. Coastal County (or equivalent)	U.S. Ocean Economy Sector	2009 GDP (Thousand \$)
Virginia	Arlington	Living Resources	8
Texas	San Patricio	Ship & Boat Building	495
Virginia	Northumberland	Living Resources	403
Alaska	Aleutians West	Transportation	367
Michigan	Cheboygan	Construction	244
Louisiana	St. Charles	Construction	985
Virginia	Newport News City	Living Resources	74
North Carolina	Brunswick	Living Resources	835
Florida	Brevard	Minerals	408
Louisiana	Orleans	Ship & Boat Building	3,532
New York	Niagara	Construction	442
Virginia	Fairfax	Transportation	2,174
Pennsylvania	Philadelphia	Construction	4,767
Mississippi	Harrison	Living Resources	3,056
Maine	Knox	Living Resources	1,157

FUTURE PROSPECTS

PREDICTED POSITIVE GROWTH

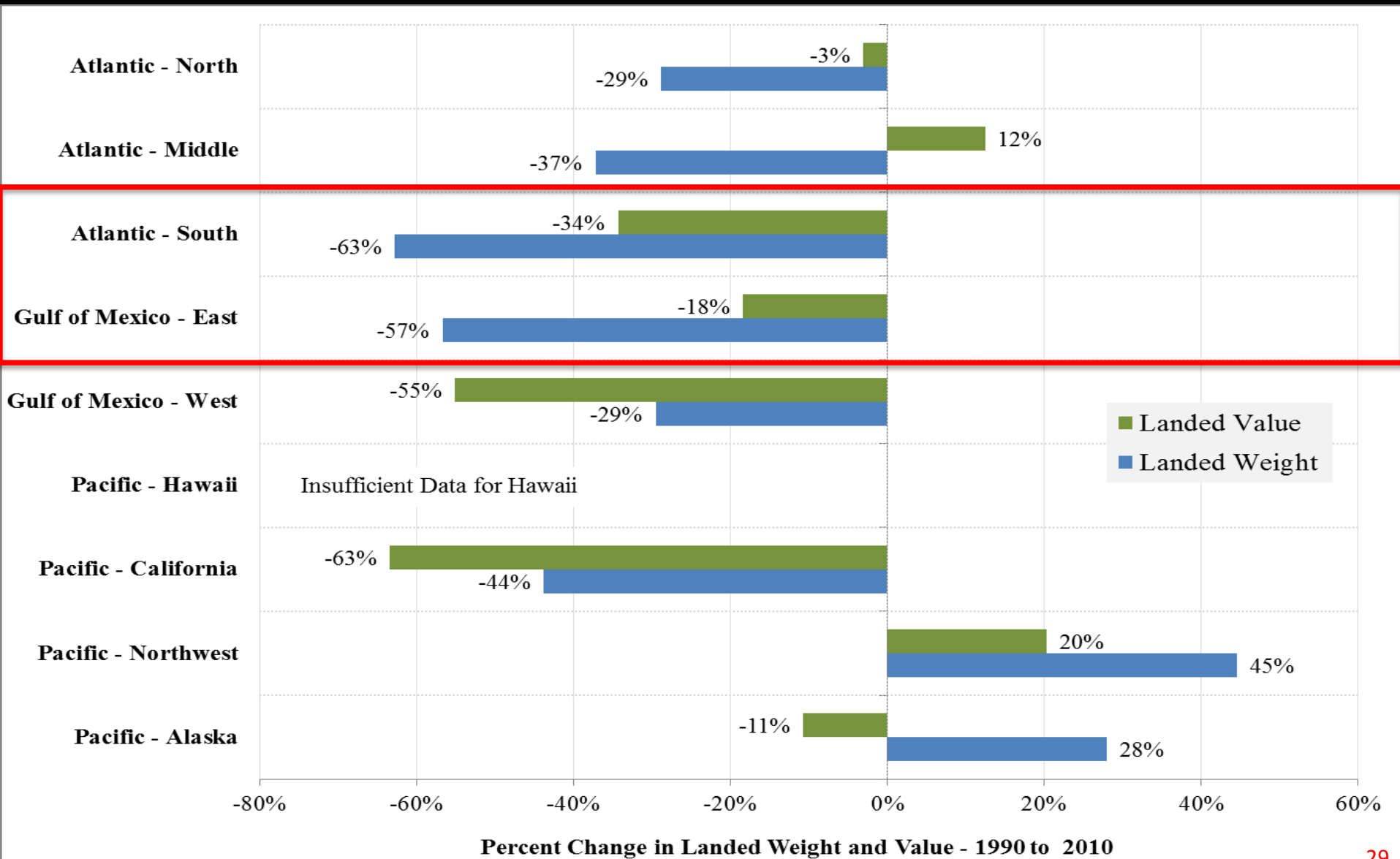
U.S. Coastal State	U.S. Coastal County	U.S. Ocean Economy Sector	GDP Value 2009 (Million \$)	Predicted GDP Value 2020 (Million \$)	2009-20 GDP change (%)
North Carolina	Chowan	Ship & Boat Building	2.3	52	500%
Maryland	Cecil	Transportation	46	167	263%
California	Mendocino	Transportation	6	22	243%
North Carolina	Dare	Ship & Boat Building	27	89	232%
Michigan	Saginaw	Tourism & Recreation	168	507	202%
Alaska	Kenai Peninsula	Minerals	504	1,510	200%
New Jersey	Salem	Transportation	57	171	199%
New York	Chautauqua	Minerals	33	98	196%
Texas	Nueces	Minerals	715	2,041	186%
South Carolina	Charleston	Ship & Boat Building	116	329	183%
Alaska	Anchorage	Minerals	4,626	12,828	177%
Washington	Mason	Living Resources	20	54	172%
Washington	Snohomish	Minerals	43	117	169%
Michigan	Muskegon	Transportation	14	37	164%
Maryland	Prince George's	Transportation	405	1,061	162%

HIGH PROFILE INDUSTRIES: MARINE CARGO SHIPPING 1997 - 2010

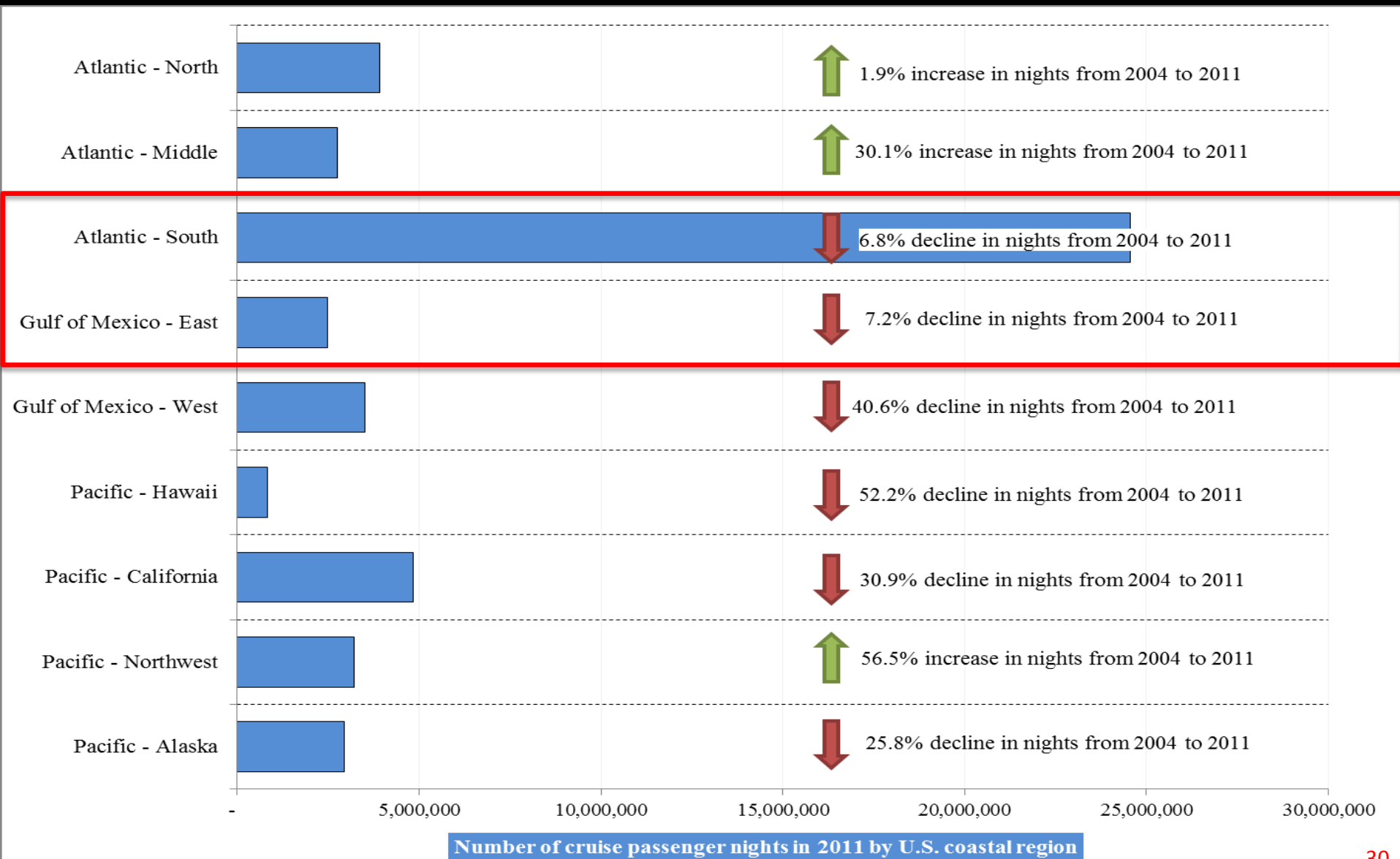


Percentage Change in Port Shipment Weights between 1997 and 2010

COMMERCIAL FISHING



OCEAN-GOING CRUISE SHIPS



Law & Policy Tools



National Sea Grant Law Center



Statutory, Regulatory and Policy Tools



Coastal Management

Public Trust Doctrine

Land Use Planning

Historic Preservation

Land Conservation and Acquisition

Tax Policy

What does the Toolkit Contain?

- Brief introduction to each law and policy tool;
- Links to community examples, primarily drawn from case studies;
- Links to websites and recommended readings for more in-depth information; and
- Literature review.

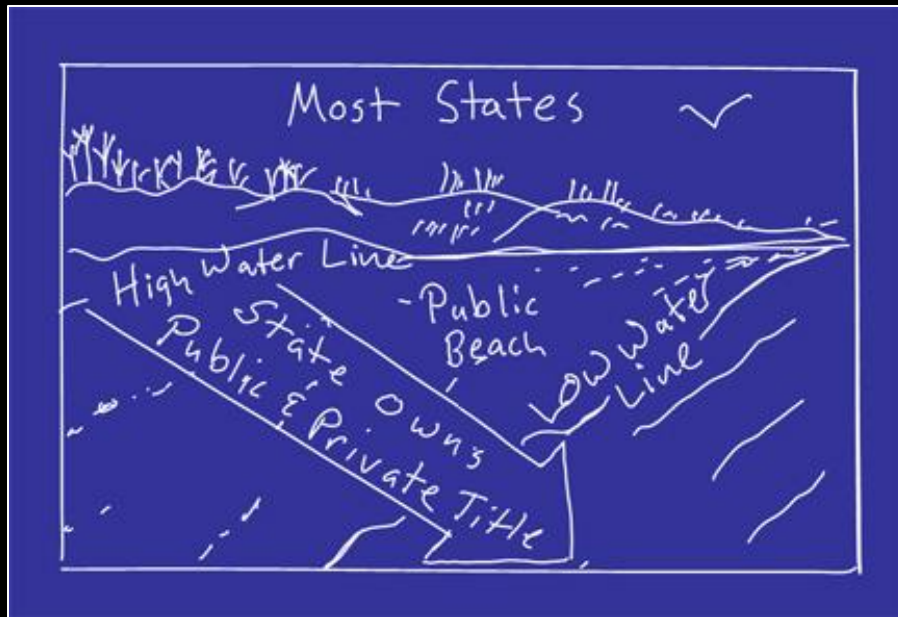


Coastal Zone Management Act

- **WHY?** - Requires states to give priority consideration to “coastal-dependent uses” when siting major facilities.
- **WHO?** - States, operating within NOAA guidelines
- **HOW?** – Priority consideration for water-dependent uses.



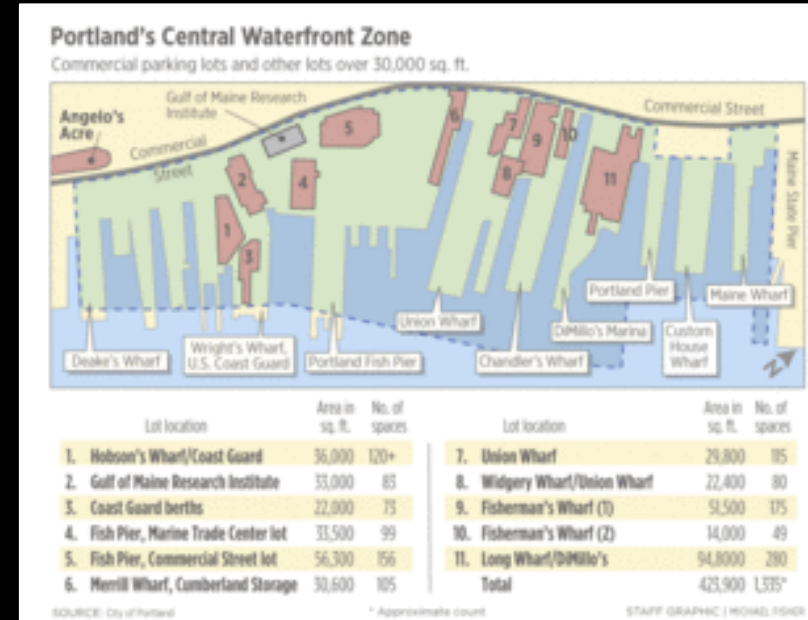
Public Trust Doctrine



- **WHY?** – Protects public access to certain resources for trust-related uses.
- **WHO?** – States
- **How?** – Provides foundation for management policies.

Land Use Planning

- **WHY?** – Mechanism for guiding development
- **WHO?** – Local governments
- **How?** – Comprehensive planning and zoning.



Historic Preservation

- **WHY?** – Preserve historic buildings and sites
- **WHO?** – Landowners, community groups pursuant to federal, state and local laws.
- **How?** – Designation.

Land Conservation & Acquisition

- **WHY?** – Prevent future development and/or acquire access rights.
- **WHO?** – Governments, land trusts.
- **How?** – Purchase, deed restrictions, etc.



Tax Policy

- **WHY?** – Raise revenue and incentivize desired behavior.
- **WHO?** – Federal, state and local governments
- **How?** – Tax credits, incentives and dedicated revenue.



Engaging Lawyers

- **IN-DEPTH ANALYSIS**

- Working Waterfronts and the CZMA: Defining Water-dependent Use
- State Funding for Ports: Selected State Summaries and Links to Resources
- The Tiff Over TIF: Extending Tax Increment Financing to Municipal Maritime Infrastructure

- **POLICY DEVELOPMENT**

- **IMPLEMENTATION ASSISTANCE**

WWF Legal
Assistance
Project?



Financing Tools



Coastal Enterprises, Inc.



Financial Tools for Our Nation's Working Waterfronts

Coastal Enterprises, Inc. (CEI)

- Research and develop an online database of financial tools that is searchable by state.
- Create a central gathering of information to serve as an inventory with brief program summaries and direct links to learn more about each program or benefit.



Resource Categories Identified

- State Resources;
- Federal Resources;
- Trade Associations; and
- Foundations (philanthropic).

Finance Tools Available

- Grants;
- Loans;
- Loan Guarantees;
- Dedicated Revenue; and
- Tax Incentives.



Financing Section of NWWN Website

http://www2.vims.edu/bridge/wateraccess/financing.cfm

National Working Waterfront Network

Community **Financing** Law & Policy Economics Tools in Action Historic Trends

Overview
Methods of Study
Finance Tools

National Working Waterfront Network

Thu March 14, 2013

Information for...

- Decision & Policy Makers
- Waterfront Landowners
- Waterfront Users

Working Waterfronts Newsletter

Subscribe
Unsubscribe

enter email

Google™ Custom Search

Financing

Across the nation there are financing tools in play that have a proven track record in addressing working waterfront and waterway issues, and some that could be used for that purpose, but haven't been to date. The Financing section is meant to be a central inventory of summarized information about these tools with links to learn more about each program or benefit.

Resource Categories

The information was collected and grouped into the following categories: State Resources, Federal Resources, Trade Associations, and Foundations. State Resources include working waterfront funding mechanisms for 30 coastal states (including Great Lakes states) and are searchable by state name. The Federal Resources are a compilation of Federal programs and independent sources with national scope that qualify to be used on working waterfront and waterway issues. Trade Associations is a list of organizations (many that work across state lines) that represent members and interests aligned with working waterfront and waterway issues. Lastly is a listing of private Foundations (philanthropic) that have either funded working waterfront and waterway projects or have focused on aspects of coastal communities' economies



Search Financing Tools

There are four different ways to begin a search.

1. By **selecting a state or specific geographic region** (Northeast, Mid-Atlantic, South East, Great Lakes, Gulf of Mexico or Pacific Coast), the user can quickly hone in on the resources available to them in their particular state/region and this is a good place to start. The results are then displayed in the following order: State Homepage, Economic Development Entity, Financial Institution, Loan, Loan Guarantee, Dedicated Revenue, Grant, Tax Incentive, Repository and lastly Technical/Planning Assistance. Each listing provides a brief summary and a direct link to a specific website location that will deliver enhanced information to the reader.
2. By **locating financing tools by program type**. Drop down menu choices include: State Homepage, Economic Development Entity, Financial Institution, Loan, Loan Guarantee, Dedicated Revenue, Grant, Tax Incentive, Repository, Technical/Planning Assistance, Federal Programs, Philanthropic organizations and Business Collaboration. This can be a good way to learn about the diversity of different programs that have been developed in different states. Perhaps another states program could be a model for a program in your state.
3. By **locating financing tools by program name, acronym, department or keyword**. If you know what you are looking for or have heard about a specific program by name this can be a way to quickly jump to the information.
4. By selecting between Federal Programs, Philanthropic Organizations, or Business Collaborations.

Locate financing tools by state or geographic region:

--- State ---

Or

Locate financing tools by program type:

Program Type

Or

Locate financing tools by program name, acronym, department or keyword:

Or

Locate financing tools by Federal Programs, Philanthropic Organizations and Business Collaborations:

Federal Programs

4 different search options

- Use one at a time
- Cannot build queries

4. By selecting between Federal Programs, Philanthropic Organizations, or Business Collaborations.

Locate financing tools by state or geographic region:

--- State ---

- Delaware
- Florida
- Georgia
- Hawaii
- Illinois
- Indiana
- Louisiana
- Maine
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Mississippi
- New Hampshire
- New Jersey
- New York
- North Carolina
- Ohio
- Oregon
- Pennsylvania
- Rhode Island
- South Carolina
- Texas
- Virginia
- Washington
- Wisconsin
- Region ---
- Northeast
- Mid-Atlantic
- Southeast

Search by program type:

Search by program name, acronym, department or keyword:

Search by Federal Programs, Philanthropic Organizations and Business Collaborations:

Option 1

Search by State
Or
by Region

[Homepage](#) | [About Us](#) | [Contact Us](#)

All contents ©Copyright 2013 National Working Waterfront Network

4. By selecting between Federal Programs, Philanthropic Organizations, or Business Collaborations.

Locate financing tools by state or geographic region:

--- State --- Go

Or

Locate financing tools by program type:

Program Type Go

- Program Type
- Dedicated Revenue
- Economic Development Entity
- Grant
- Loan
- Loan Guarantee
- Repository
- State Homepage
- Tax Incentive
- Technical/Planning Assistance

Name, acronym, department or keyword:

Or

Locate financing tools by Federal Programs, Philanthropic Organizations and Business Collaborations:

Federal Programs Go

- ▶ Finance Overview
- ▶ Finance Methods

[Homepage](#) | [About Us](#) | [Contact Us](#)

All contents ©Copyright 2013 National Working Waterfront Network

Option 2

Search by Program Type

4. By selecting between Federal Programs, Philanthropic Organizations, or Business Collaborations.

Locate financing tools by state or geographic region:

--- State ---

Or

Locate financing tools by program type:

Program Type

Or

Locate financing tools by program name, acronym, department or keyword:

Waterfront

Or

Locate financing tools by Federal Programs, Philanthropic Organizations and Business Collaborations:

Federal Programs

- ▶ Finance Overview
- ▶ Finance Methods

[Homepage](#) | [About Us](#) | [Contact Us](#)

All contents ©Copyright 2013 National Working Waterfront Network

Option 3

Search by:

- Program Name
- Acronym
- Department
- Keyword



4. By selecting between Federal Programs, Philanthropic Organizations, or Business Collaborations.

Locate financing tools by state or geographic region:

--- State --- Go

Or

Locate financing tools by program type:

Program Type Go

Or

Locate financing tools by program name, acronym, department or keyword:

Go

Or

Locate financing tools by Federal Programs, Philanthropic Organizations and Business Collaborations:

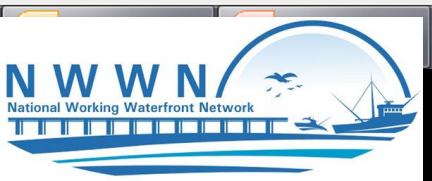
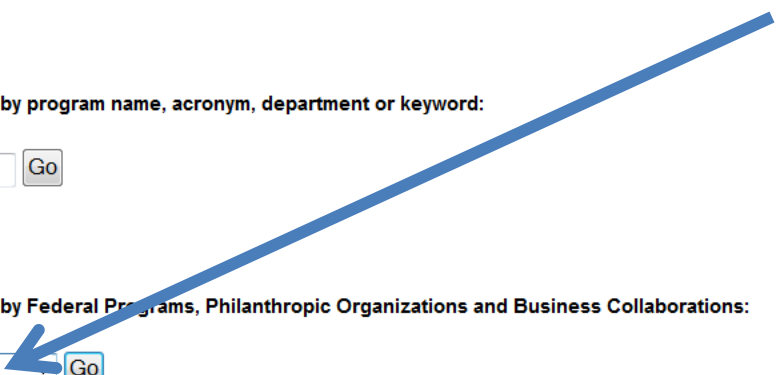
Federal Programs Go

- Federal Programs
- Philanthropic Orgs
- Business Collaborations
- Finance Overview
- Finance Methods

Option 4

Search by:

- Federal Programs
- Philanthropic Orgs.
- Business Collaborations



Sample Results of MA

Financing Tools for Massachusetts

State Homepage

Official State of Massachusetts Website
State of Massachusetts

Economic Development Entity

Massachusetts Executive Office of Housing and Economic Development

The mission of the Massachusetts Office of Business Development (MOBD) is to strengthen the Massachusetts economy by providing a highly responsive, pro business climate that stimulates job growth and builds on the core economic strengths of every region. MOBD facilitates access to resources and incentive programs that help businesses thrive in Massachusetts. By providing guidance and expertise, MOBD creates a dynamic environment for business expansion and growth across the Commonwealth.

Loan

Gloucester Revolving Loan Fund

MassDevelopment

The Gloucester Revolving Loan Fund (GRLF) makes real estate and equipment loans to businesses located in Gloucester, Rockport, Essex, and Manchester-by-the Sea with a particular emphasis on fishing vessels and seafood-related businesses

Southeast Regional Loan Fund

MassDevelopment

The Southeast Regional Loan Fund (SRLF) makes real estate and equipment loans to Massachusetts businesses located in southeastern Massachusetts with a particular emphasis on fishing and seafood businesses.

Fisheries Assistance Revolving Loan Fund

New Bedford Economic Development Council, Inc.

The New Bedford Economic Development Council, Inc. (NBEDC) established this assistance program with a grant from the U.S. Economic Development Administration and a matching fund arrangement with Fleet Bank. This program is intended to create revolving loan fund in support of the fishing industry and fishing related businesses to create or retain long term jobs for those who are currently in the industry or create opportunities for those who are displaced from the fishing industry as well as creating jobs through the start-up, expansion and retention of small businesses. These funds will be used to stabilize the seafood industry while strengthening the local economy.

Dedicated Revenue

The Community Preservation Act
Community Preservation Coalition

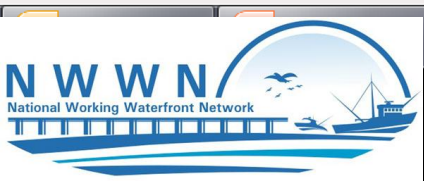
The Community Preservation Coalition is an alliance of open space, affordable housing, and historic preservation organizations working with

State Homepage

Economic Dev. Entities

Loan Programs

Dedicated Revenue

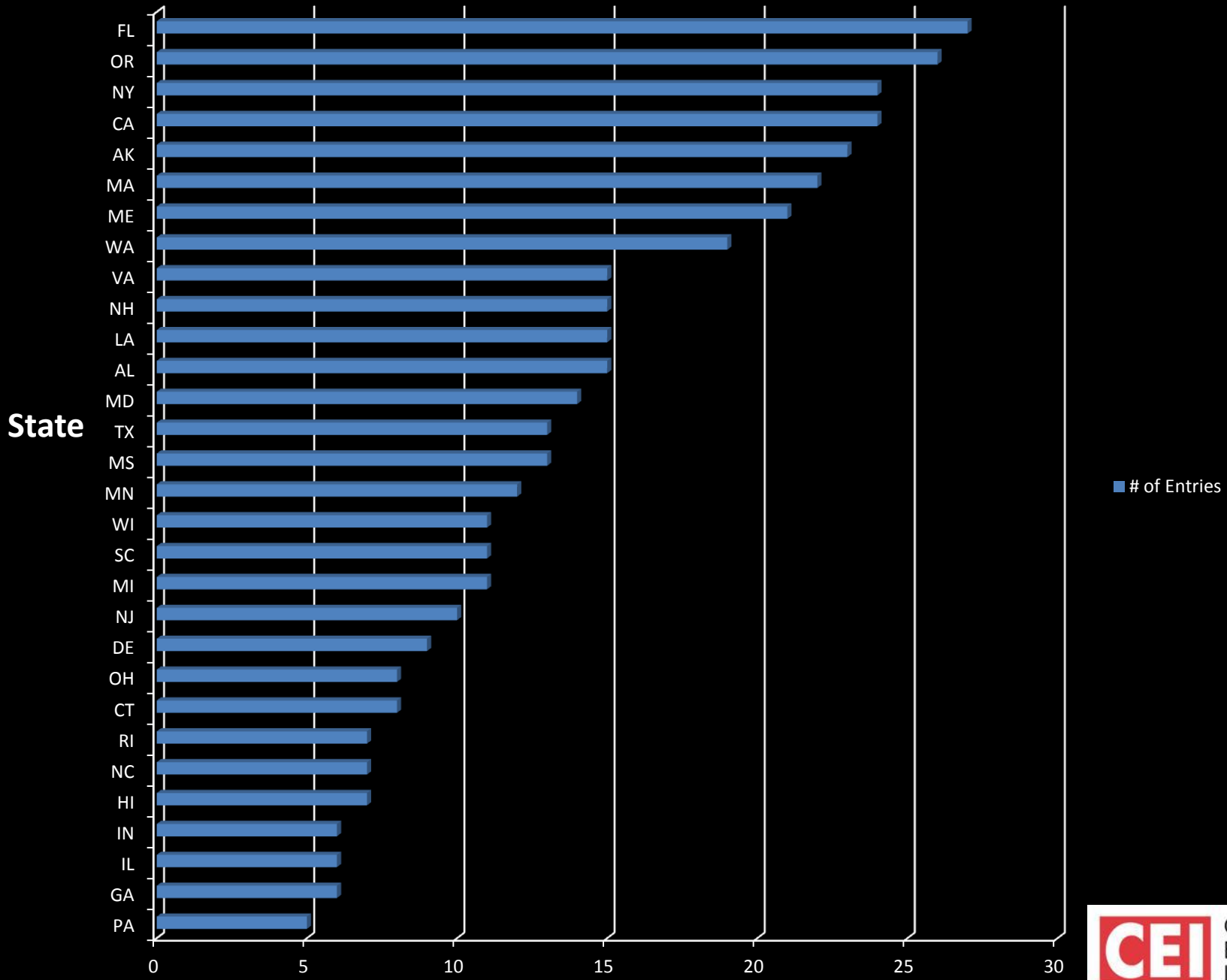


Analysis & Summary of Financial Tools Key Findings

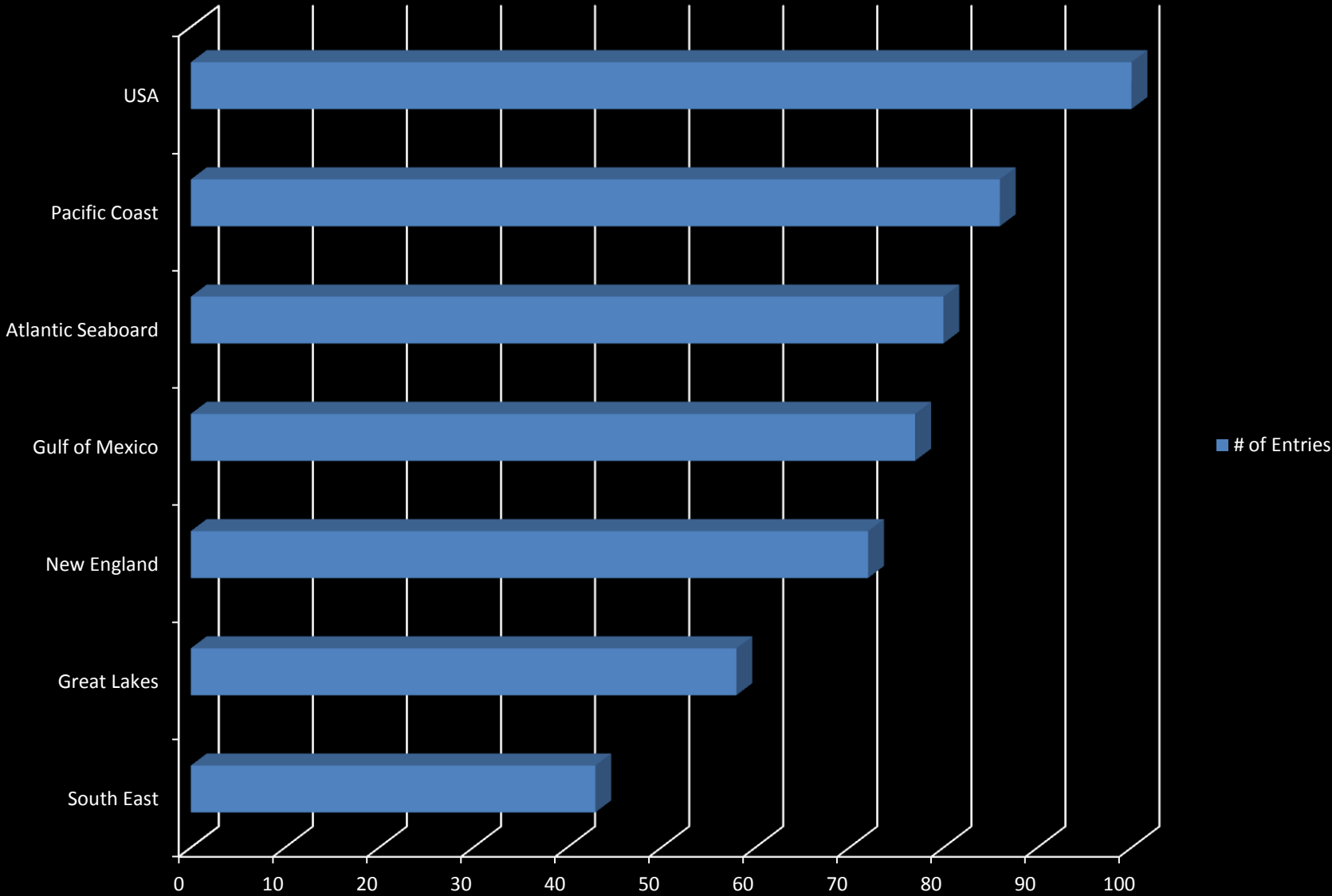
- 526 separate entries in a database
- 60% of the resources identified are state resources
- 15% Federal
- 10% Trade Associations
- 8% Economic Development Entities
- 6% Foundations



of Entries by State



of Entries by Region



Programs that are lacking

- Very few Federal programs, Economic Development Entities, Philanthropic Foundations or Trade Associations that have grants available specifically for working waterfront related projects.
- The accessibility of federal programs that do exist is often not directly intended to target working waterfront infrastructure. Many of the programs include working waterfronts as an allowable way to spend funds which helps to solve some of the challenges facing working waterfronts but the programs do not address the drivers of trends or change that threaten working waterfronts.
- The philanthropic community could be a little more direct in their approach to supporting working waterfront related projects. We have identified only 24 who have stated objectives in assisting working waterfront themes.
- Alliances with trade associations could enhance state and federal lobbying efforts on behalf of Working Waterfront policies.



Tools in Action



Maine Sea Grant



Tools in Action

<http://www.wateraccessus.com/cslist.cfm>

Safari File Edit View History Bookmarks Window Help National Working Waterfront Network
www2.vims.edu/bridge/wateraccess/cslist.cfm

Working Waterfront Case Studies

Models of coastal stakeholders working cooperatively to resolve these issues can be found coast-wide. These models are captured in case studies and resources collected from across the country.

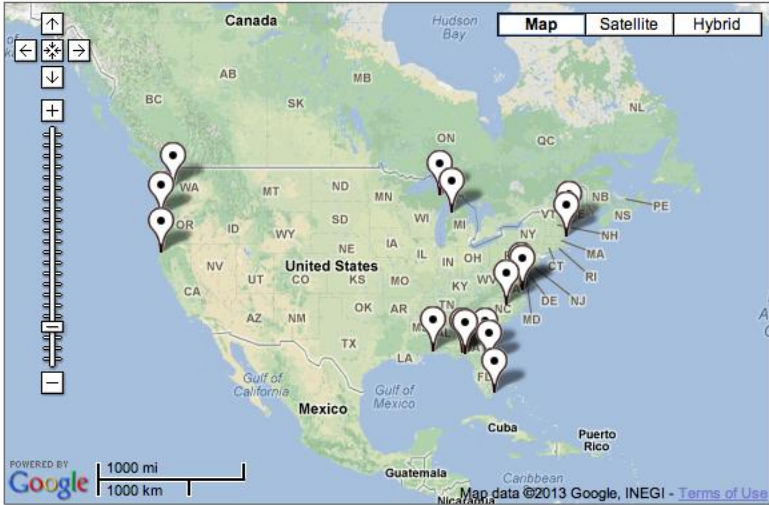
These case studies have been developed as an approach to conduct NWWN member outreach and education on strategies for using working waterfront preservation tools in the real world.

These case studies:

- demonstrate the implementation of a variety of tools — financial, policy and regulation, planning, community engagement, etc.,
- contain direct links to other sections of the Sustainable Working Waterfronts Toolkit to provide more detailed information,
- highlight transferability, best practices, tools, issues and challenges,
- include local contacts and additional resources,
- are intended to raise awareness of success stories and build capacity in other communities to benefit from these "lessons learned,"
- and can be searched by mapped location, tool, key word, or region/topic.

Notable materials that provide specific guidance for using tools, such as how-to guides, have been drawn from the case studies and compiled in the [Resources](#).

Find a case study by location:
(Click on a map point, then click on the city name to access the case study.)



The map displays the United States with several pins indicating case study locations. The pins are located in the Pacific Northwest (WA, OR), the Midwest (MI, WI, IL, IN, OH, KY, WV, VA, NC, TN, MO, AR, TX, LA, FL), and the Northeast (NY, NJ, DE, MD, CT, RI, MA, NH, VT, ME, NB, NS, PE). The map includes a scale bar (1000 mi / 1000 km) and a legend for 'Map', 'Satellite', and 'Hybrid' views. It is powered by Google and includes a copyright notice for 2013.

ED&A
U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

Click for help Add a map to your site

56

Port Salerno, Florida



National Working Waterfront Network



Wed May 29, 2013

Information for...

- Decision & Policy Makers
- Waterfront Landowners
- Waterfront Users

Working Waterfronts Newsletter

- Subscribe
 Unsubscribe

enter email

Submit

Site Tools

- Case Studies
- Working Waterfront Community Center
- Glossary
- About Us
- Site Map
- Contact



Case Study

Collaborative Efforts to Retain Port Salerno's Diverse Maritime Heritage

Location

Port Salerno, Florida (Martin County)

Timeframe

2001-present

Summary

Port Salerno is a quaint historic fishing village of approximately 10,000 people, hidden away on the east coast of Florida near the mouth of the St. Lucie River and the Atlantic Ocean. The Port Salerno area is ideal for uses that include sport and recreational fishing, offshore charters, marinas, and commercial fishing.

Port Salerno was finding it difficult to retain its "fisherman's paradise" identity. The community was in need of revitalization and the commercial fishermen were at risk of losing their docks. Collaborations with the county and the State of Florida enabled the community to find viable solutions to address local goals, including public access to its waterfront, retention of commercial fishing as a historic resource, and revitalization of the local economy.

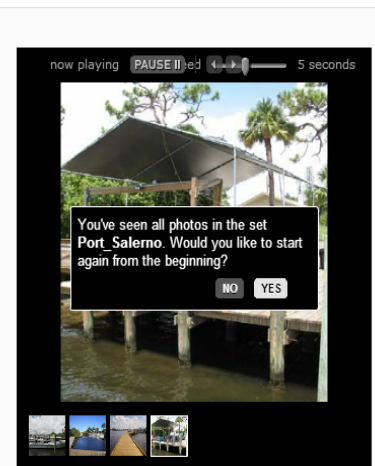
Transferability

The process followed in Port Salerno has all the hallmarks of many similar successful efforts and thus, is transferable elsewhere, albeit with the need for much local effort. The main components of success were the will of the community and its desire to come to equitable solutions, sprinkled with a healthy dose of strong leadership. Though some of the mechanisms and policy tools used in Port Salerno may be unique to Florida, such as Community Redevelopment Areas and a Waterfronts Florida designation, the overall goals and outcomes likely could have been achieved via other mechanisms.

Best Practices

- "The main method utilized by the Port Salerno community was simply getting organized." (Teresa Lamar-Sarno)
- Local commercial fishermen organized themselves into a non-profit organization.
- The Port Salerno Neighborhood Advisory Committee was formed.
- Outside expertise and resources were enlisted (for example, from state agencies).
- A community vision plan for the waterfront was developed.
- A Community Redevelopment Area was formed and served as a financing mechanism.

[Printable Case Study](#)



Created with flickr slideshow.
[Click on photo for description.](#)

Region

- Southeast

Geographic Scope

- Small (< 20,000)
- Urban (> 2,000 people per square mile)

Governance Structure

- Home Rule

Issues

- Loss of commercial and/or recreational access and associated user conflicts
- Economic development
- Environmental impacts: resource protection, habitat loss, water quality degradation
- Loss or preservation of heritage (cultural, maritime, etc.)

Thea Foss Waterway, Tacoma, WA

- Decision & Policy Makers
- Waterfront Landowners
- Waterfront Users

Working Waterfronts Newsletter

- Subscribe
- Unsubscribe

enter email

Submit

Site Tools

- Case Studies
- Toolkit
- Working Waterfront Community Center
- Glossary
- About Us
- Site Map
- Contact



Case Study

Evolution of a working waterfront: A case study of Tacoma, Washington's Thea Foss Waterway

Location
Tacoma, WA

Timeframe
1950s - Present

Summary

The Thea Foss Waterway project is an example of one city's successful efforts to preserve historic and traditional uses while creating new opportunities for education, recreation, and economic development. The City of Tacoma, the Tacoma Planning Commission, and the Community and Economic Development Department led the evolution of the Thea Foss Waterway from a Superfund site to one of the Pacific Northwest's premier mixed-use waterfront communities. The project complies with the Washington State Growth Management Act and it was drafted into Tacoma's Shoreline Master Program update, which is a part of the State's interpretation of the Federal Coastal Zone Management Act. Renovating the Thea Foss Waterway realizes Tacoma's long standing goal to implement a compelling adaptation of its waterfront for educational, economic, and recreational use by the community.

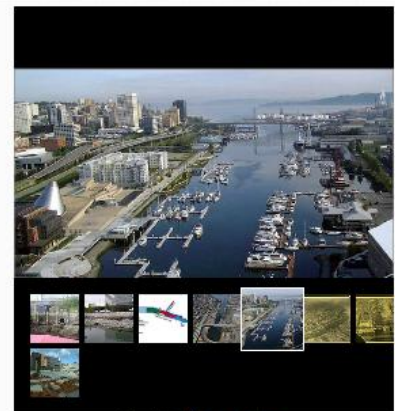
Transferability

The Thea Foss Waterway redevelopment project is an example of how a community can reclaim its waterfront and waterway from decades of neglect and contamination. The project was spurred, in part, by the EPA Superfund designation, but mostly by the community's push to save Tacoma's heritage and history, and the City's desire to create a new, viable economy on the doorstep of Tacoma's downtown. This type of community engagement is transferable to other communities. However, the City was able to galvanize efforts around the Superfund site which may not be a central issue of focus for other waterfront or waterway communities.

Best Practices

Su Dowie, Interim Executive Director, Foss Waterway Development Authority:

- It takes vision and identified leadership to achieve success – this can be public, private, or a partnership of public/private
- Leaders must have patience and perseverance, and there must be partnership at the federal, state & local level
- There should be public policies that provide incentive development
- This project requires community support and a desire to move from an industrial legacy to a livability legacy. It is this "vision" that captures the community's imagination
- Ensure public infrastructure supports development and habitat restoration
- There must be an entity that can act and take responsibility, act as a facilitator for development, and serve an essential public purpose (public access, habitat restoration/stewardship)
- Maintain optimistic realism
- Leaders must have the ability to react to market conditions & be entrepreneurial
- Work for early successes and manage a sustainable pace
- Link to other initiatives of the city/community – e.g. Puget Sound initiative, smart growth, complete streets, trail systems
- Develop a long term maintenance plan for public spaces
- Outline financial resources over time for project sustainability



Created with flickr slideshow. Click on photo for description.

Region

- Pacific

Geographic Scope

- City
- Large (65,000+)
- Urban (> 2,000 people per square mile)

Governance Structure

- Hybrid

Issues

- Loss of commercial and/or recreational access and associated user conflicts
- Private ownership and public access conflicts/legal framework of public trust rights and private property rights
- Economic development
- Environmental impacts: resource protection, habitat loss, water quality degradation
- What will happen if we do nothing?

Tools

- Partnerships
- Economic Development Entity
- Right-of-Way
- Action Planning
- Waterfront Master Plan
- Building Code
- Water Dependent Use

Policy Recommendations

- Maintain the nation's inventory of WWFs.
- Recognize the importance of WWFs at the highest levels of government.
- Recognize the inability of local communities to address large-scale drivers of change and focus efforts on minimizing their impact on WWFs.
- Incentivize the conversion of waterfront land/infrastructure back to WWFs.
- Develop a consensus definition of “working waterfront” to guide federal, state, and local decision-making, policy, and programs.
- Establish WWFs as a priority national goal and develop a federal coordination mechanism.
- Encourage use of underutilized financing mechanisms and/or develop new mechanisms to invest in existing WWF infrastructure.



Research Recommendations

- Identify and explore the cultural aspects of WWFs.
- Identify tools that are used in other place-based industries that could serve as models for WWFs preservation.
- Develop a body of literature that analyzes WWF preservation programs and identifies best practices for implementation.
- Identify strategies for revitalization or protection of working waterfront no longer in use, but with potential future use.
- Continue researching drivers of change of the nation's working waterfronts, especially small-scale working waterfronts.
- Develop a better understanding of the impacts of environmental forces, such as storms and climate change, on the nation's working waterfront infrastructure.
- Identify key socio-economic metrics for small-scale working waterfronts and develop systems to compile and track such data.



NWWN Recommendations

- Facilitate the sharing of information, ideas, and best practices about working waterfront preservation.
- Facilitate a national conversation about the changing nature of the drivers of change and how best to address or prepare for them.
- Encourage the broadening of existing funding sources, both public and private, and other support programs to include WWFs.
- Encourage the publication of academic articles on WWF topics by identifying research needs, approaching potential authors, and sponsoring article-generating panels at conferences and workshops.



www.WaterAccessUS.com

Learn More!

Join the Conversation!

Become a Member!

Join a Subcommittee!

Get Involved!



Contact:
(352) 392-6233
rswett@ufl.edu