The Sustainable Working Waterfronts Toolkit

Executive Summary

National Importance of Working Waterfronts

Working waterfronts and the waterways that connect them define the culture and character of many of our nation's coastal communities, large and small. Working waterfronts provide a space for water-dependent businesses to exist and support important jobs in our nation's coastal zones, and as such represent an important component of the U.S. economy. However, across the U.S., coastal communities, harbors, and ports of all sizes are subject to economic, technological, legislative, ecological, and demographic changes that challenge the continued viability and/or development of their working waterfronts. In order for working waterfronts, and thus the communities within which they reside, to remain economically and culturally vibrant, a national effort to address working waterfront challenges is necessary at all levels, from federal to municipal. Increased national attention is needed to support regional and local initiatives. Coastal communities and waterfront stakeholders need increased capacity to plan and take action to weather changing demands on the waterfront and maintain water access for businesses and users.

In 2009, ocean and Great Lakes-related economic activity accounted for:
- 3.41% of GDP, contributing a total of $217.78 billion.
- 4.85% of total employment, with 130,855 businesses employing 2.4 million full-time and part-time employees who received $84.25 billion in wages and benefits.

The Sustainable Working Waterfronts Toolkit

The Sustainable Working Waterfronts Toolkit is a web-based information portal that contains a wealth of information about the historical and current use of waterfront space, the economic value of working waterfronts, and legal, policy, and financing tools that can be used to preserve, enhance, and protect these valuable areas. The toolkit also features case studies of successful working waterfront initiatives from communities around the country. Sharing this information with stakeholders – including waterfront businesses and industry, waterfront landowners, users and residents, and planners and governments – is an essential first step toward increasing knowledge, awareness, and implementation of the range of tools and options that are available.
## Working Waterfront Tools

Although few tools have been specifically created with working waterfronts in mind, the sheer number of tools that have the potential to be used to address working waterfront needs is impressive. The challenge when implementing working waterfront initiatives is matching the right tools with the appropriate stakeholders.

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<th>Tools</th>
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<td><strong>Financing</strong></td>
<td>Appropriation, Bond Financing, Dedicated Revenue, Economic Development Entity, Foundation, Grant, Loan, Loan Guarantee Subsidy, Tax Increment Financing, Trade Association</td>
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<td><strong>Zoning</strong></td>
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<td><strong>Taxation</strong></td>
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<td><strong>Community/Stakeholder Engagement</strong></td>
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<td><strong>Mapping, Inventory, Study</strong></td>
<td>Build Out Analysis, Coastal Access Site Inventory, Community Assets, Mapping/Inventory, Economic Analysis/Assessment, Force Field Analysis, Legal Tools Inventory, Legislative Task Force, Marketing Study, Natural Resource Inventory, Needs Assessment Repository, Visual Preference Survey, Working Waterfront Inventory</td>
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<td><strong>Private Agreements</strong></td>
<td>Consideration, Contracting for Access, Installment Contract, Lease-Option Contract, Private Use Agreements, Use Permitting</td>
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### Key Findings and Recommendations

#### Key Findings:
- Working waterfronts are economically and culturally important.
- Working waterfronts are changing, as are the threats they face.

#### Recommendations:
- Maintain the nation’s inventory of working waterfronts to meet current and emerging needs of waterfront uses.
- Recognize the importance of working waterfronts at the highest levels of government in policies, guidance documents, and in federal actions that impact working waterfronts.
- Identify and explore the cultural aspects of working waterfronts and their role in coastal communities.
- Identify tools that are used in other place-based industries that could serve as models for federal and state support for working waterfront preservation at the local level.
- Facilitate the sharing of information, ideas, and best practices about working waterfront preservation.
- Recognize the inability of local communities to address large-scale drivers of change and focus federal efforts on minimizing the impact of drivers of change on working waterfronts.
- Incentivize the conversion of non-working waterfront land, particularly historic working waterfront infrastructure, back to working waterfronts.
- Develop a body of literature that analyzes the best government policies to protect current uses and the effectiveness of current programs, such as current use taxation, and identify best practices for implementation.
- Identify strategies for revitalization or protection of working waterfronts 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.
- Facilitate a national conversation about the changing nature of working waterfront drivers of change and how best to address or prepare for them.